



Shelley Close, Penistone, S36 6GT

£200,000

3 1 2



A well proportioned three double bedroom semi detached house benefiting from a double extension to the rear aspect resulting in a spacious living/breakfast kitchen and 3 good sized bedrooms. The property boasts gas central heating and double glazing, has well planned enclosed gardens to the rear elevation, a single garage and is located within walking distance of Wentworth park as well as Pensitone town centre and associated amenities.

To the ground floor a reception leads into the lounge then through to a generous living kitchen; to the first floor three bedrooms and a bathroom. Located on the outskirts of the town centre, open countryside on the doorstep, bus and train services within walking distance and the M1 only a short drive away.

Ground Floor

A double glazed entrance door opens into the reception hall which has a staircase to the first floor.

The lounge is positioned to the front aspect of the home, has a window, a feature Fireplace and access through to the living kitchen.

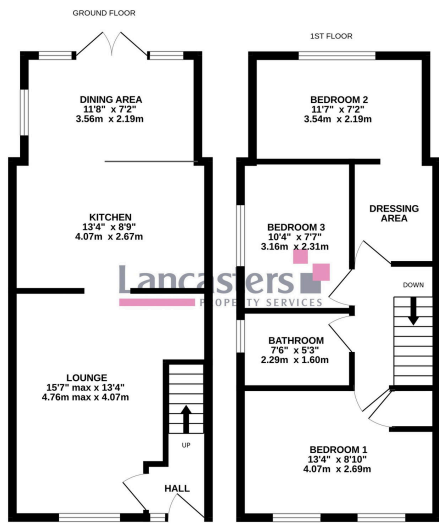
The living kitchen offers exceptionally well proportioned accommodation resulting from a double story extension; the kitchen area presents a comprehensive range of furniture with a work surface incorporating a stainless steel sink unit whilst having partial tiling to the walls and a complement of appliances, including an integral oven with a four ring hob that has a stainless steel splash back and extractor fan over, has plumbing for an automatic washing machine, space for the fridge freezer. Open plan access to the dining area which has windows to two aspects and French doors opening directly onto the rear garden.

First Floor

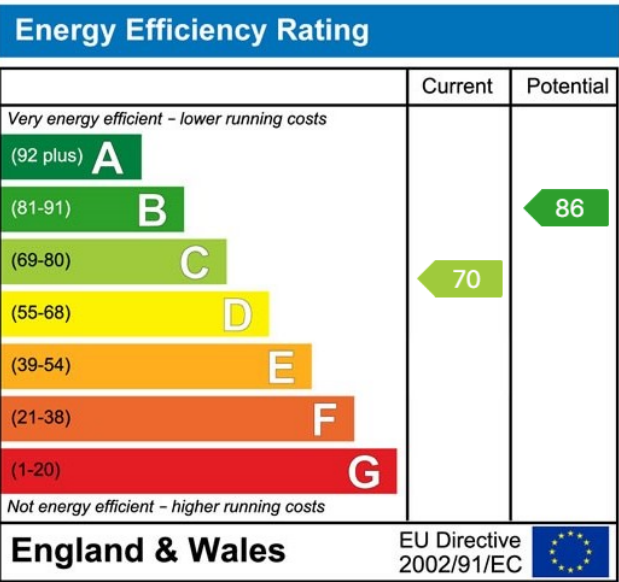
The landing provides access to the loft space and gains access to all first floor accommodation.

The main bedroom is positioned to the rear aspect of the property, accessed via a walk-through dressing room, the double bedroom





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual features, spaces and areas that appear are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information only and should not be used as part of any development proposal. The architect accepts no liability for any error or omission. Made with Metaphor 0203



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