

MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Westgate, Penistone, Sheffield, S36 6EU

Offers Over £210,000

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- SEMI-DETACHED HOME
- TWO-BEDROOM
- IDEAL FOR FIRST-TIME BUYERS & INVESTORS
- REAR EXTENSION
- OPEN-PLAN DINING KITCHEN
- MODERN FITTED KITCHEN
- FAR-REACHING COUNTRYSIDE VIEWS
- SOUTH-WEST FACING ENCLOSED REAR GARDEN
- OFF-STREET PARKING
- CLOSE TO TOWN CENTRE, RAILWAY STATION & TRANS PENNINE TRAIL



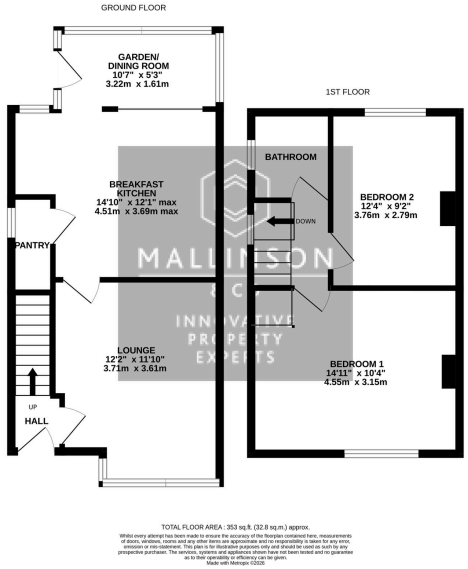


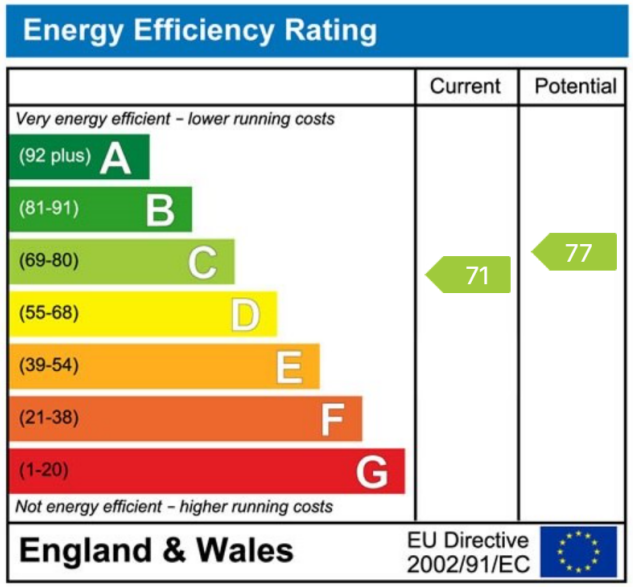




CALLING ALL FIRST-TIME BUYERS, INVESTORS & DOWNSIZERS! ...THIS WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED HOME IN PENISTONE OFFERS A FANTASTIC COMBINATION OF MODERN LIVING, PRACTICAL ACCOMMODATION AND ATTRACTIVE COUNTRYSIDE VIEWS. BENEFITTING FROM A REAR EXTENSION, THE PROPERTY FEATURES A SUPERB OPEN-PLAN DINING KITCHEN WITH USEFUL UTILITY SPACE, A SEPARATE LIVING ROOM AND A CONTEMPORARY FAMILY BATHROOM. BOTH DOUBLE BEDROOMS ENJOY PLEASANT OUTLOOKS, WITH FAR-REACHING COUNTRYSIDE VIEWS TOWARDS EMLEY MOOR FROM BEDROOM ONE. THE ENCLOSED SOUTH-WESTERLY FACING REAR GARDEN FEATURES A PAVED PATIO AND LAWN, IDEAL FOR RELAXING AND ENTERTAINING. CONVENIENTLY POSITIONED CLOSE TO PENISTONE TOWN CENTRE AND LOCAL AMENITIES, THE TRANS PENNINE TRAIL AND THE M1 MOTORWA







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