

Saxton Mee

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Inchburn Crescent Penistone Sheffield S36 6FE
Offers Around £200,000



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Located on this popular and sought after residential estate is this well presented, three bedroom, three bathroom end townhouse. The property enjoys a fully enclosed rear garden with no rights of access across and benefits from a driveway, detached garage, uPVC double glazing and gas central heating throughout. The spacious and tastefully decorated living accommodation set over three levels briefly comprises: an entrance door opens into the entrance hall with under stair storage cupboard. Downstairs shower room with a modern white suite. Dining room. Breakfast kitchen having a modern range of wall, base and drawer units, integrated electric oven, four ring gas hob and extractor. Housing and plumbing for a dishwasher. Separate utility with housing and plumbing for a washing machine, cupboard housing the gas boiler and rear entrance door. First floor: good size lounge benefiting from an electric fire with attractive surround, a large window fills the room with natural light. Bedroom three. Second floor: master bedroom benefiting from an en suite shower room. Good size bedroom two benefiting from a cupboard. Bathroom with a modern white suite and comprising of bath, WC and wash basin.

- PEACEFUL LOCATION
- VIEWING RECOMMENDED
- SPACIOUS ACCOMMODATION
- THREE BEDROOMS/THREE BATHROOMS
- DRIVEWAY AND DETACHED GARAGE
- TASTEFULLY DECORATED





OUTSIDE

Front lawn garden and attractive pebbled area. Driveway for one car with potential to create a second parking space. Brick built detached garage with up and over door, electric and lighting. A gate opens to the fully enclosed rear garden mostly laid to lawn and two patio areas.

LOCATION

Within easy access into Penistone town centre and associated amenities and transport links. It is located within close proximity to highly regarded schooling with both Springvale and St Johns being close by.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 120.6 sq. metres (1298.6 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.
Plan produced using PlanUp.

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Stocksbridge

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	86
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		76	86
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