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Penistone Road North,
Hillsborough,
Sheffield,
S6 1QA



**A stunning example of a Hillsborough 3-bed:
Penistone Road North.**

Occupying a prime position on the convenient Penistone Road, this beautifully presented home is sure to impress.





Time to explore.

Penistone Road North can be found in north-west Sheffield in close proximity to Hillsborough Park and Stadium. Hillsborough is a fantastic location which affords you all the advantages of urban living without being a concrete jungle. In addition to the stunning parkland and popular stadium, Hillsborough boasts a wide range of shopping and dining facilities. At this property you have enviable access to bus routes, SuperTram services and of course Penistone Road, making this an excellent base of operations for families and commuters. In addition to Hillsborough Park, you have the picturesque River Don running past the end of the road, affording you a wealth of natural beauty right on your doorstep.



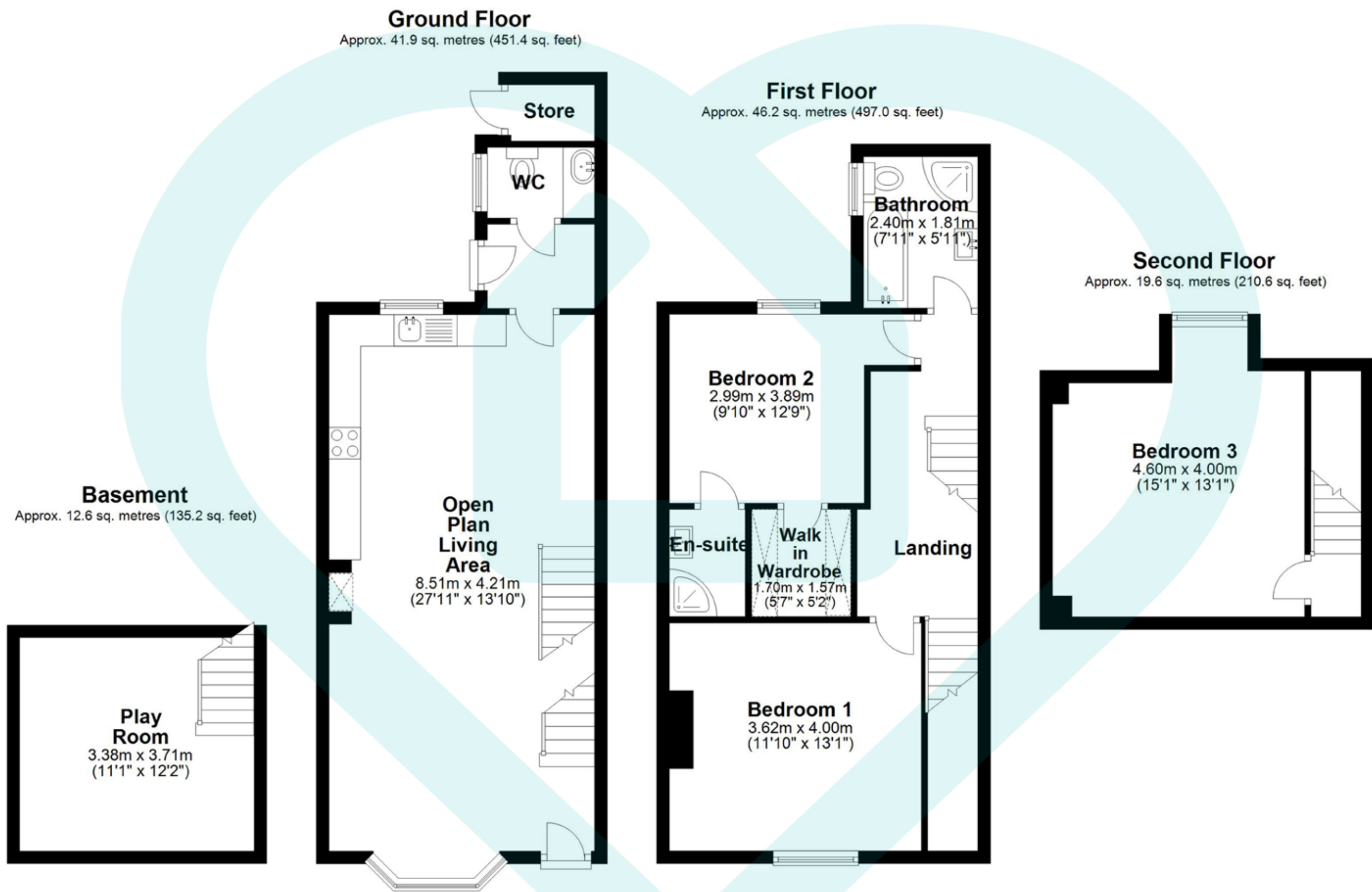
Step inside your new home.

Penistone Road North opens into a magnificent open-plan living space occupying most of the ground floor. This is a stunning space with wooden flooring, attractive décor, and plenty of space for lounging and dining. There is a sleek fitted kitchen with immaculate units, attractive contemporary appliances, and striking under-cabinet lighting. Stairs lead down to the basement, a smart space that serves as a functional hobby space or playroom. To the rear of the living space, you will find a practical downstairs WC and access to the garden. The garden is a good size with wooden decking ideal for outdoor furniture and artificial grass. There is even external storage built onto the back of the property. A floating staircase takes you to the first floor where you will find bedrooms 1 and 2, both beautifully maintained doubles. Bedroom 1 is slightly larger in scale, whereas bedroom 2 has its own modern en-suite and an enviable walk-in-wardrobe. The family bathroom, a pristine four-piece suite, completes this floor. Upstairs is bedroom 3 featuring a bright window and plenty of room for a large double bed.









Total area: approx. 120.2 sq. metres (1294.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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