



Don Street, Penistone, Sheffield

PRICE: £150,000

- NO UPWARDS CHAIN
- 2 DOUBLE BEDROOMS
- MODERNISED THROUGHOUT
- EXTENDED TO REAR
- OPEN PLAN LIVING KITCHEN
- SOUGHT AFTER LOCATION
- LOCAL SERVICES & FACILITIES

An exceptional 2 double bedroom stone built home, extended to the rear resulting in a spacious open plan living kitchen which opens on to a south west facing rear garden. The property enjoys a sought after market town location positioned on the outskirts of open countryside.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

Accommodation Comprises

A well proportioned two double bedroom, stone fronted inner terrace house which has been modernised to a high specification throughout and enjoys a substantial extension to the rear resulting in a stunning open plan kitchen which is flooded with natural light. Boasting gas central heating and double glazing, a south west facing garden and is offered to the market with no upward chain. The property is positioned within walking distance of Penistone Town Centre, is well served by an abundance of services which include highly regarded schools, whilst the M1 motorway network and open countryside are both easily accessible.

GROUND FLOOR

A double glazed entrance door, opens to the:

RECEPTION HALL

Having a staircase rising to the first floor.

LOUNGE

13' 5" x 12' 8" (4.09m x 3.86m)

A well proportioned reception room, with an impressive high ceiling height, a double glazed window to the front aspect, a radiator and a chimney breast to one wall.

DINING KITCHEN

17' 8" x 11' 2" (5.38m x 3.4m)

Presented with a recently installed modern range of fitted kitchen furniture, comprising base cupboards with matching drawers, which sit beneath a work surface that incorporates a stainless steel single drainer sink unit. The room has matching wall cupboards, original alcove cupboards and shelving, inset spotlighting to the ceiling, a heated chrome towel rail and a part glazed door, opening into the rear porch. A double glazed window overlooks the rear garden. Appliances include an integral oven with a stainless steel four ring gas hob and extractor canopy over, whilst having space for a fridge freezer. Open plan access is gained to the dining area which measures 14'7" x 10'0" has a window overlooking the rear garden and French doors opening onto a rear patio.

CLOAKS / W.C

Presented with a modern two piece suite finished in white comprising a low flush W.C and a wash hand basin with a tiled splash back. The rooms has a window to the side aspect.

FIRST FLOOR

LANDING

Provides access into the loft space. In the opinion of the agent, and subject to the necessary planning regulations, potential is provided to create a third bedroom/attic in the roof space.

BEDROOM ONE

14' 0" x 12' 6" (4.27m x 3.81m)

A well proportioned double room with a double glazed window to the front elevation, a chimney breast to one wall, a radiator and an impressive walk in wardrobe with hanging space and shelving.

BEDROOM TWO

11' 3" x 8' 7" (3.43m x 2.62m)

A rear facing double room with a radiator and a double glazed window overlooking the rear garden. There is a useful storage cupboard, which also houses the combination boiler.

FAMILY BATHROOM

An impressive Art Deco styled Victorian bathroom suite, comprising a cast iron bath, a square pedestal wash hand basin and a low flush W.C. This spacious room has half tiling to the walls, an extractor fan, a heated chrome towel rail and an opaque double glazed window to the rear elevation.

MEASUREMENTS: -

These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

EXTERNALLY

To the front aspect of the house is a forecourt garden, whilst to the rear elevation is a South west facing enclosed garden, which is mainly lawned with paved walkways and walled boundaries. Beyond a walkway to the rear of the garden is a brick built outhouse.

DIRECTIONS

From the centre of Penistone, proceed down Shrewsbury Road onto Sheffield Road. Continue through Springvale and directly after Penny's petrol station, turn left onto Don Street.



ADDITIONAL INFORMATION

A Freehold property with mains gas, water, electricity and drainage. Council Tax Band – A.

MISREPRESENTATION ACT

1967 & MISDESCRIPTION ACT 1991 - When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

DIRECTIONS

From the centre of Penistone proceed down Shrewsbury Road and on to Sheffield Road. After Penny's garage turn left on to Don where the property can be found on the left hand side.



IMPORTANT NOTE

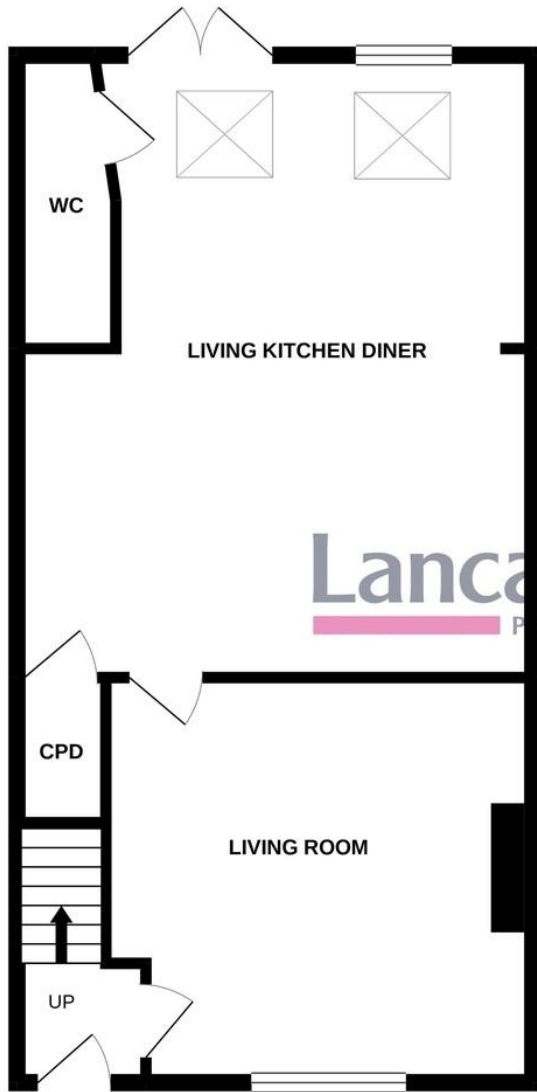
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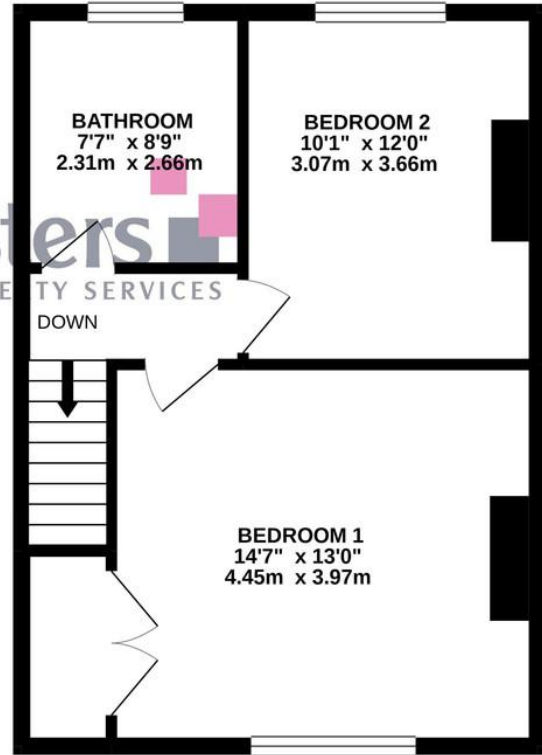
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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