

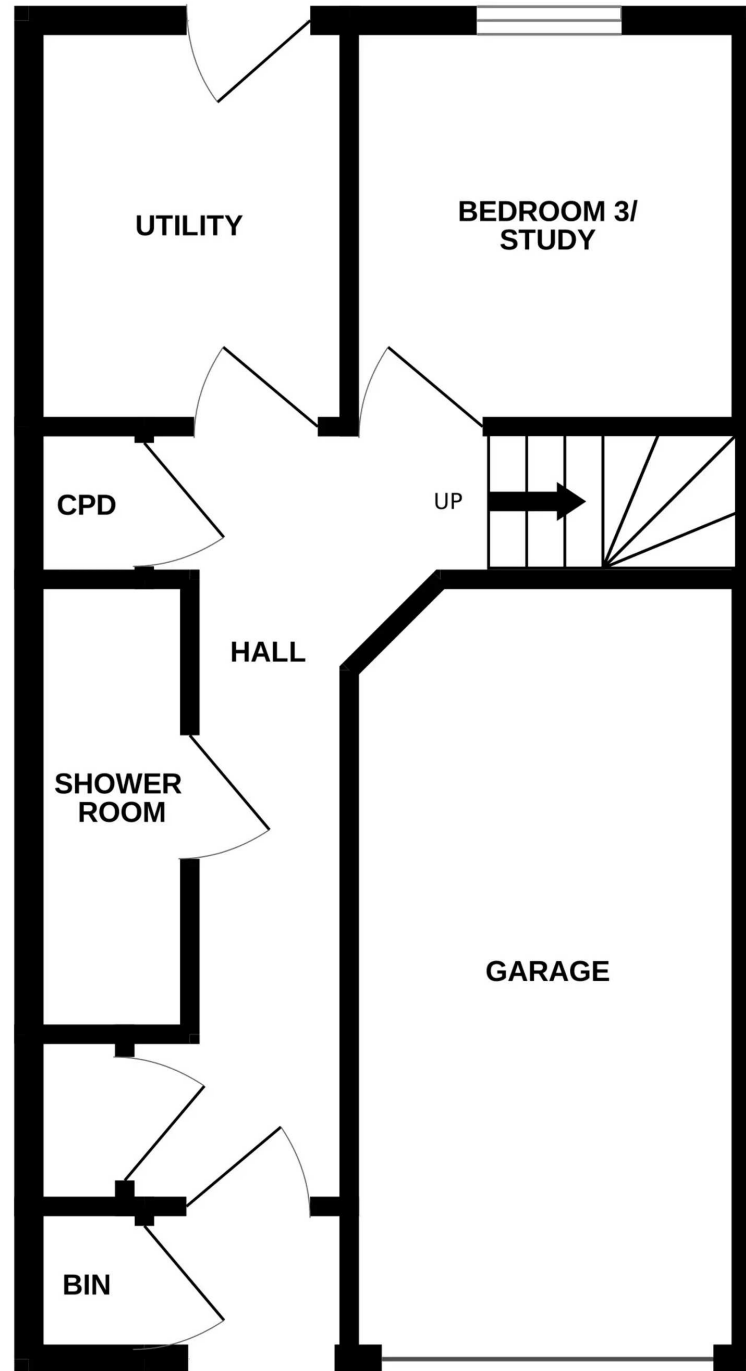


Inchburn Crescent, Penistone

Sheffield

Offers in Region of **£219,950**

GROUND FLOOR



UTILITY

BEDROOM 3/
STUDY

CPD

UP

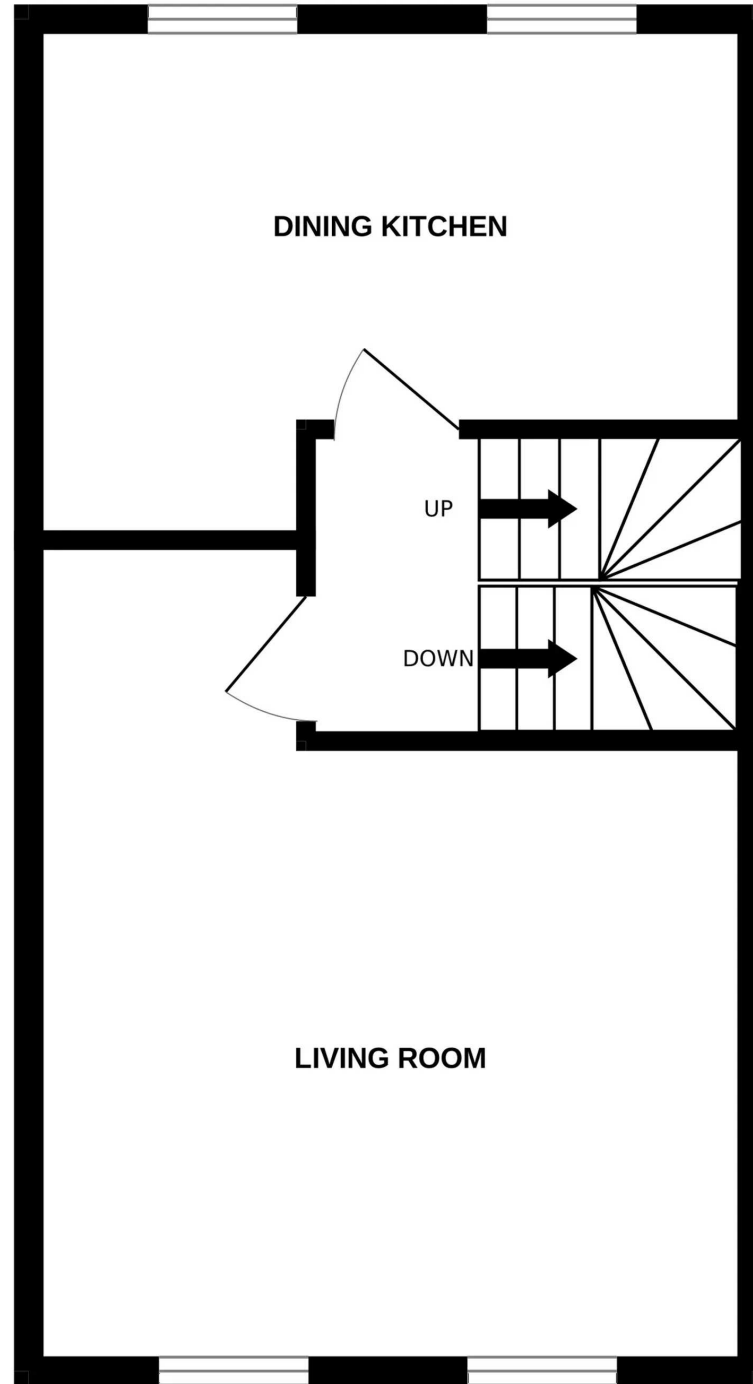
HALL

SHOWER
ROOM

GARAGE

BIN

1ST FLOOR



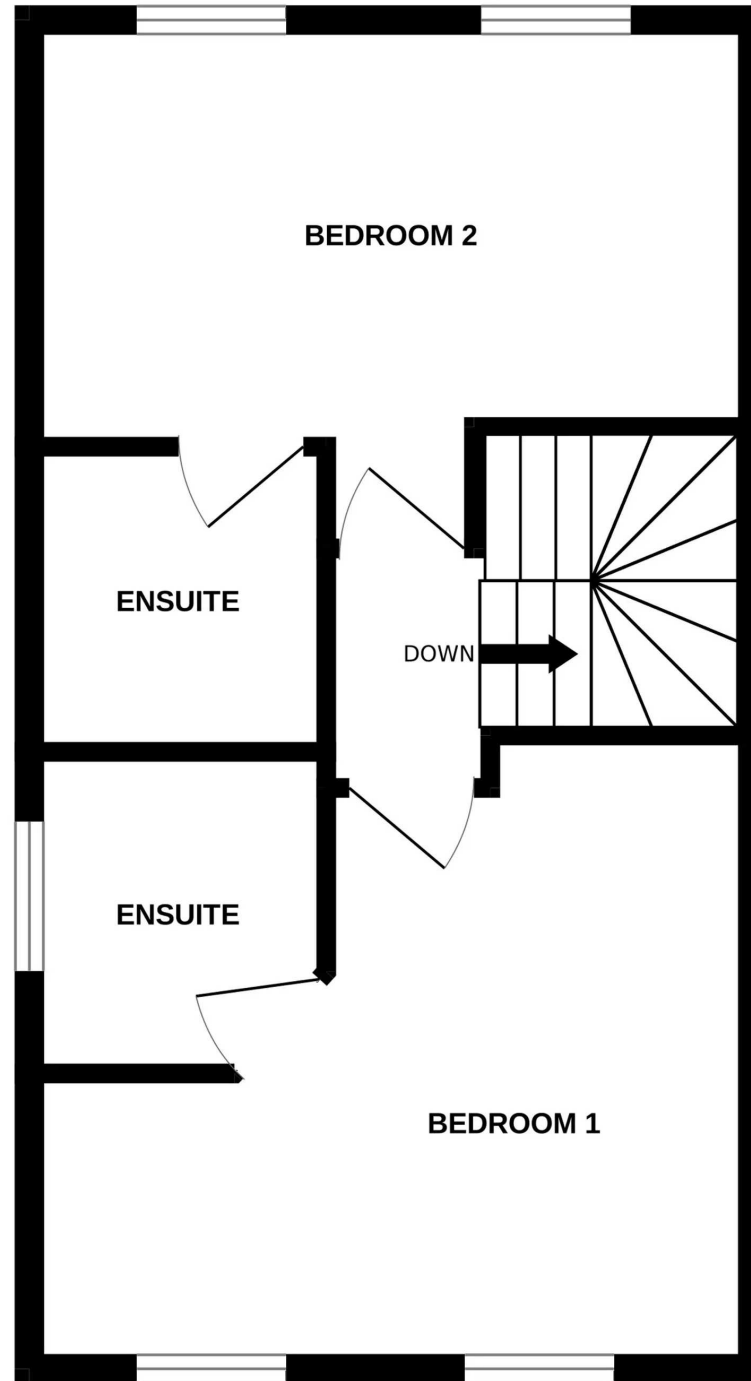
DINING KITCHEN

UP

DOWN

LIVING ROOM

2ND FLOOR



Inchburn Crescent

Penistone, Sheffield

OFFERING A WEALTH OF VERSATILE ACCOMMODATION IN A THREE STOREY CONFIGURATION, WE OFFER TO THE MARKET THIS EXCELLENTLY PROPORTIONED AND VERY WELL PRESENTED THREE DOUBLE BEDROOM MODERN TOWN HOUSE, LOCATED ON THIS POPULAR RESIDENTIAL DEVELOPMENT WITH AN EASE OF ACCESS TO PENISTONE'S MANY LOCAL AMENITIES, TRANS PENNINE TRAIL AND GRAMMER SCHOOL. THE ACCOMMODATION IS AS FOLLOWS; To the ground floor, entrance hallway, shower room, utility, and bedroom three. To the first floor, there is the dining kitchen and spacious living room and to the second floor there are two double bedrooms each with an en-suite. Outside, there is a driveway to the front leading to an integral garage and bin store and to the rear, there is a low maintenance terraced garden with banking to the rear offering further privacy. The EPC rating is TBC and the council tax band is B.





ENTRANCE

Entrance gained via composite and obscure glazed door into the entrance hallway.

ENTRANCE HALLWAY

A spacious entrance hallway with two ceiling lights, central heating radiator, wood effect laminate flooring, access to a store cupboard, an airing cupboard housing the hot water tank and staircase rising to the first floor. Here we gain entry to the following rooms.

SHOWER ROOM

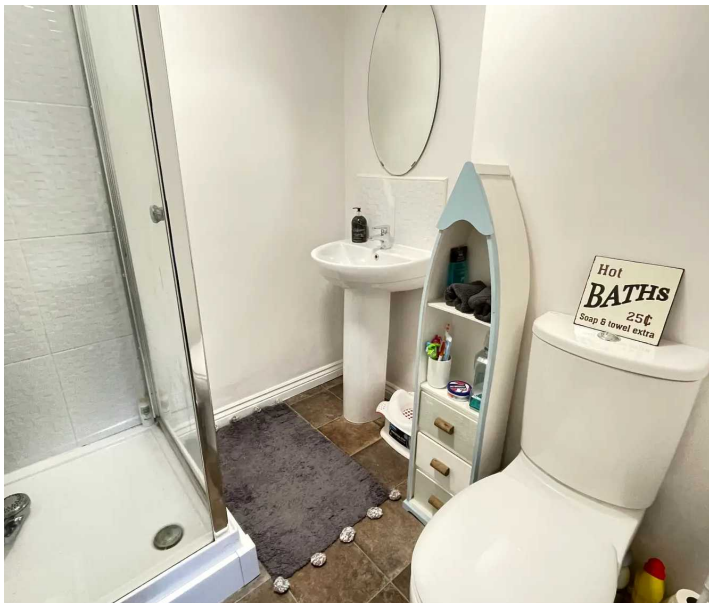
Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, extractor fan and a central heating radiator.

UTILITY

With base units in a high gloss white with contrasting laminate worktops and matching upstands. There is plumbing for a washing machine, space for a tumble dryer and a stainless steel sink with chrome mixer tap over. There is ceiling light, central heating radiator, extractor fan and here we also find the Ideal boiler. A composite and double glazed door gives access to the rear garden.

BEDROOM THREE

A double bedroom currently used as a study, showing the versatility of the space. There is ceiling light, central heating radiator, continuation of the wood effect laminate flooring and uPVC double glazed window to the rear.



FIRST FLOOR LANDING

From the entrance hallway, the staircase rises and turns to the first floor landing. With ceiling light, central heating radiator and stairs continuing to the second floor. Here we gain entrance to the following rooms.

LIVING ROOM

An excellently proportioned principal reception space positioned to the front of the home, enjoying a high degree of natural light via two separate uPVC double glazed windows to the front. There are two ceiling lights and two central heating radiators.

DINING KITCHEN

With ample room for dining table and chairs, the kitchen has a range of wall and base units in a high gloss white with contrasting laminate worktops with matching upstands which is complemented by the Haywood effect laminate flooring. There is an electric oven with four burner gas hob with stainless steel splashback and extractor fan over, plumbing for a washing machine and space for a free standing fridge freezer. Light is provided by two ceiling lights, extractor fan, central heating radiator and natural light is gained via two uPVC double glazed windows to the rear.

SECOND FLOOR LANDING

From the first floor landing the staircase rises and turns to the second floor landing, with ceiling light and central heating radiator. Here we gain entrance to the following rooms.





BEDROOM ONE

A spacious double bedroom with two uPVC double glazed windows to the front. There is ceiling light, central heating radiator and access to the loft via a hatch. A door then opens through to the en-suite bathroom.

EN-SUITE BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome taps. There is ceiling light, part tiling to the walls and central heating radiator.

BEDROOM TWO

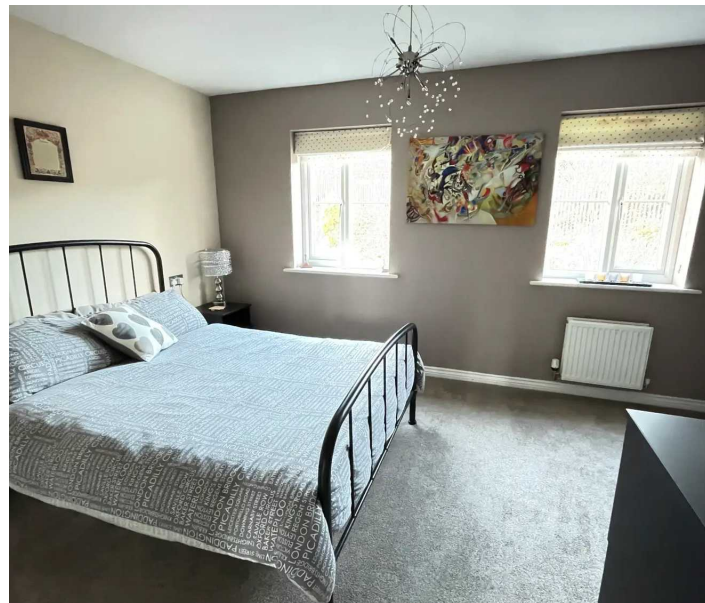
A further double bedroom, again offering generous sizes. With two uPVC double glazed windows to the rear, ceiling light and central heating radiator.

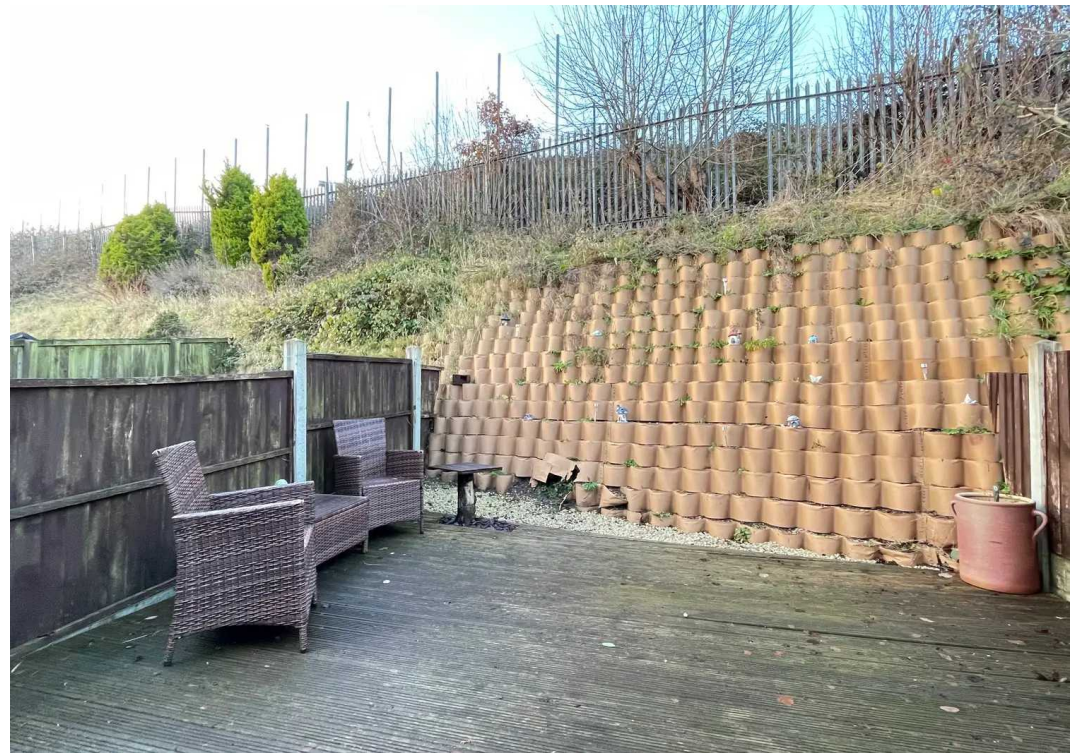
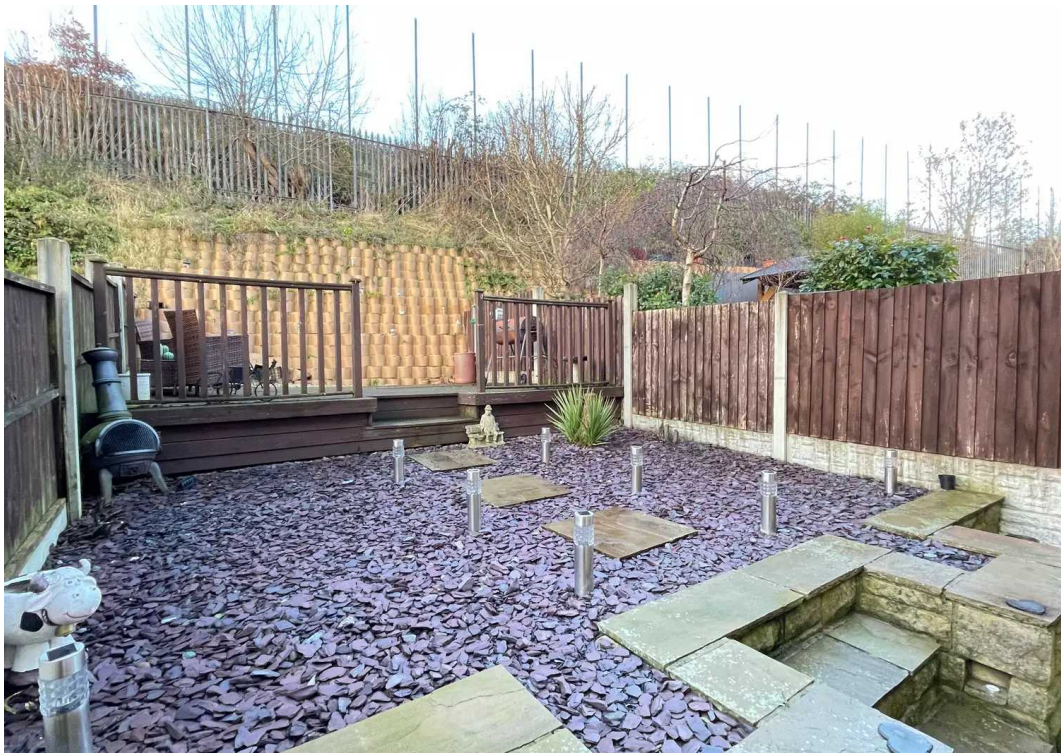
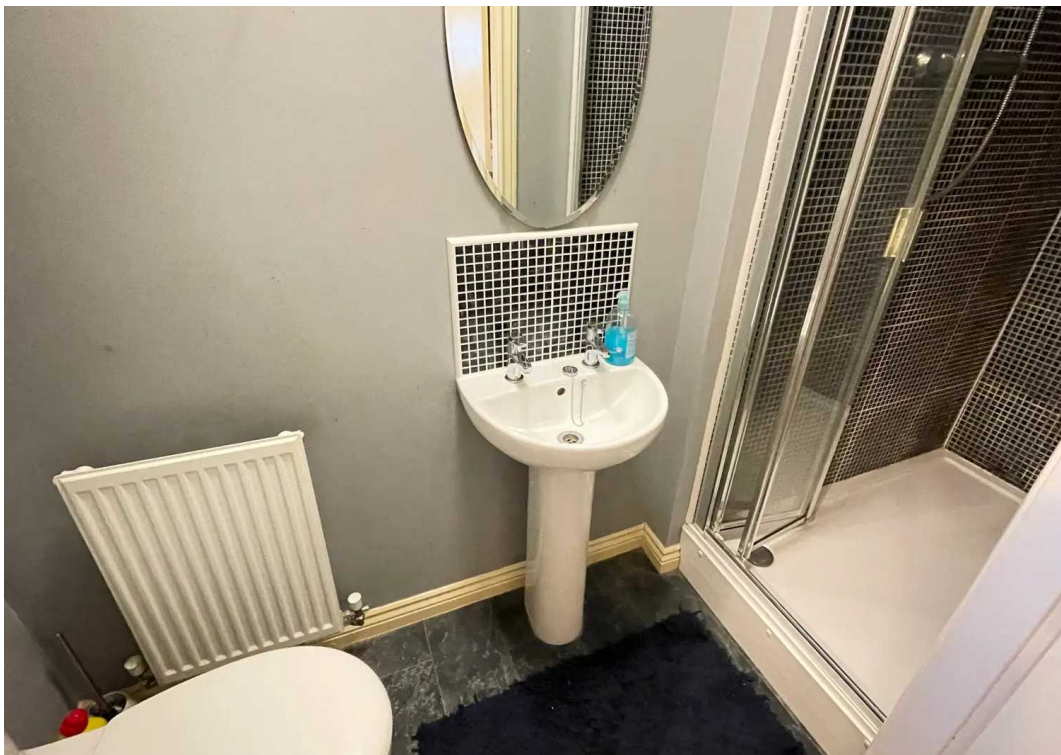
EN-SUITE SHOWER ROOM

With a modern three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, extractor fan and a central heating radiator.

OUTSIDE

To the front of the home, there is a tarmacked driveway providing off street parking and there is a lawned space. The driveway then leads to the integral garage offering further off street parking, storage or indeed scope to convert into further living accommodation, given the necessary planning and consents. To the rear of the home, there is a fully enclosed and low maintenance garden, split into three separate principal tiers with a flagged patio seating area immediately behind the home with slate gravel beds, beyond which there is a raised decked space providing a further seating area. The garden enjoys a high degree of privacy with banking to the rear.





ADDITIONAL INFORMATION

The EPC rating is TBC and the council tax band is B. We are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street - S36 6DT

01226 762400

penistone@simonblyth.co.uk

www.simonblyth.co.uk/

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