

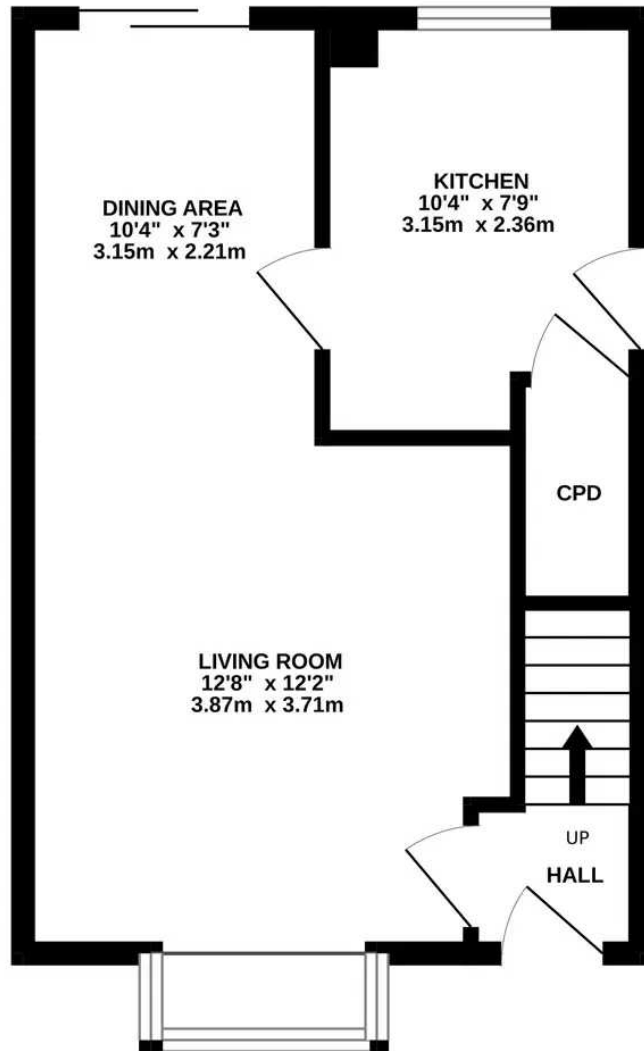


Bluebell Avenue, Penistone

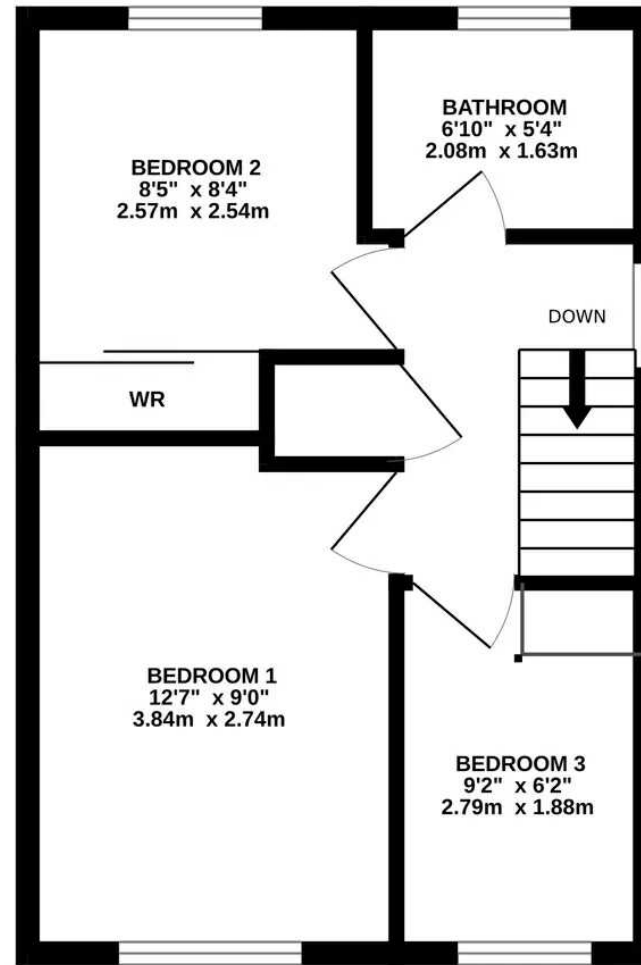
Sheffield

Offers in Region of **£235,000**

GROUND FLOOR



1ST FLOOR



BLUEBELL AVENUE

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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Bluebell Avenue, Penistone

Sheffield

POSITIONED AT JUST A SHORT DISTANCE FROM PENISTONE'S CENTRE AND ENJOYING VIEWS OVER THE SHOWGROUNDS, WE OFFER TO THE MARKET THIS THREE BEDROOM SEMI-DETACHED PROPERTY OCCUPYING A TUCKED AWAY POSITION IN BLUEBELL AVENUE WITH NO THROUGH TRAFFIC. IDEAL LOCATION, CLOSE TO THE TOWN MANY AMENITIES INCLUDING TRAIN STATION, PRIMARY AND GRAMMAR SCHOOL AND TRANS PENNINE TRAIL. THIS LOVELY FAMILY HOME OFFERS A WELL APPOINTED INTERNAL ACCOMMODATION IN THE FOLLOWING CONFIGURATION: To ground floor; entrance hall, living room and dining area, fitted kitchen. To the first floor, there are three bedrooms and modern bathroom. Outside there is garden to front, driveway to side providing off street parking for numerous vehicles and potential for extension or indeed, the addition of a garage and further garden to rear. A lovely family home in a highly convenient location for which a viewing is a must to appreciate the accommodation on offer.





ENTRANCE HALL

Entrance gained via composite and decoratively glazed door into entrance hallway with wall and ceiling light, central heating radiator and staircase raising to first floor. Door opens to living room.

LIVING ROOM

A front facing reception space with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed bay window to front. This continues through to the dining area in an open plan format with the living space. There is ample room for dining table and chairs and there is a ceiling light, coving to the ceiling, central heating radiator and sliding uPVC double glazed door giving access to rear garden. Door opens through to the kitchen.



KITCHEN

With a range of wall and base units in a wooden shaker style with laminate worktops and part tiled splashbacks. There are integrated appliances in the form of oven and grill with four burner gas hob with chimney style extractor fan over. Integrated washing machine and housing for fridge freezer. There is a stainless steel sink with chrome mixer tap over, ceiling light, further under cupboard lighting and uPVC double glazed window to side and composite and obscured glazed door giving access to the side of the property. Door opens through to a useful storage cupboard underneath the stairs.





FIRST FLOOR LANDING

Front entrance hall, staircase rises to first floor landing, with balustrade, ceiling light and uPVC double glazed window to side enjoys views towards Penistone's showground. Accessed to loft via a hatch and door opening to airing cupboard housing the hot water tank. From here we gain entrance to the following rooms;

BEDROOM ONE

A front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window to front.

BEDROOM TWO

An additional double bedroom to the rear of the home, with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to rear with view over neighbouring properties and Penistone's showgrounds.



BEDROOM THREE

With ceiling light, central heating radiator and uPVC double glazed window to front.

BATHROOM

Comprising a three piece modern white suite in the form of closed couple W.C, pedestal basin with chrome mixer taps over and bath with chrome taps and Triton electric shower over with consertina glazed shower screen. There is ceiling light, extractor fan, part tiling to walls, central heating radiator and obscured uPVC double glazed to rear.

OUTSIDE

The home sits off Bluebell Avenue within a handful of a few other properties. To the front of the home there is a lawned garden space and concrete driveway providing off-street parking and continuing to the side of the home, therefore providing off street parking for numerous vehicles and in turn, leading to rear garden. We believe there is potential for a garage giving the necessary planning and consents. There may be also, future scope for addition extending of the property again once permissions are obtained. To the rear of the home, there is a well sized garden predominately lawned with perimeter fencing and flower beds with various plants and shrubs. To the lower section of the garden, there is a low maintenance gravelled seating area further concrete hard standing and space for a shed/workshop.





ADDITIONAL INFORMATION:

The EPC rating is a D-65 and the Council Tax band is a B.

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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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



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