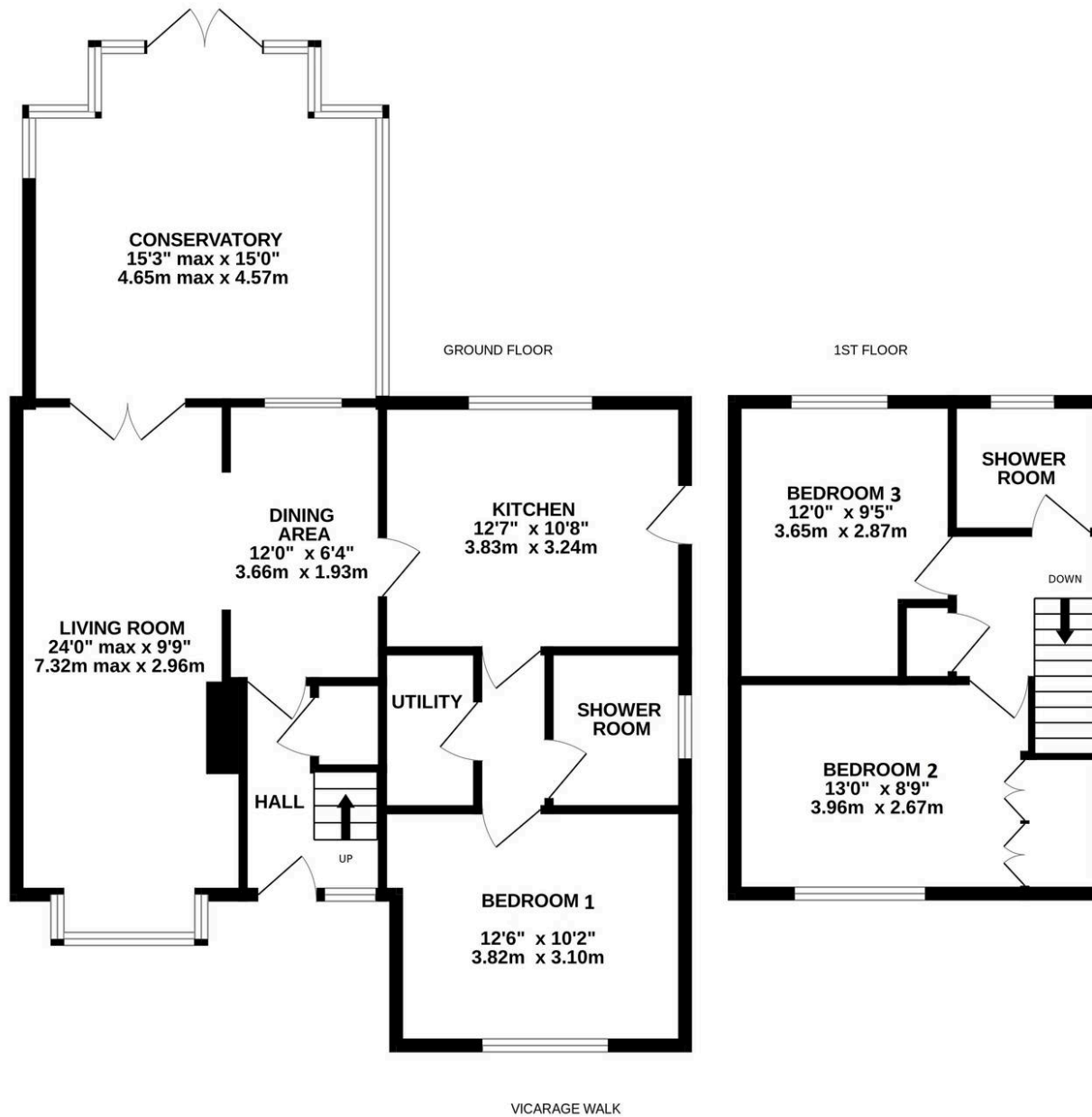




## Vicarage Walk, Penistone

Sheffield

Offers in Region of **£265,000**



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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## Vicarage Walk

Penistone, Sheffield

**OCCUPYING A SUPERB POSITION ON THIS QUIET RESIDENTIAL CUL-DE-SAC, YET JUST A SHORT STROLL TO THE CENTRE OF PENISTONE, WE ARE PLACING ON THE MARKET, THIS SIGNIFICANTLY EXTENDED THREE DOUBLE BEDROOM SEMI-DETACHED HOME THAT IS OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN.** The configuration briefly comprises: To ground floor, entrance hall, kitchen, dining room, living room, substantial conservatory, utility, double bedroom and shower room. To first floor there are two additional bedrooms and shower room. Outside there is off street parking to the front for numerous vehicles, two en-glazed outbuildings and generous gardens to rear and side enjoying this corner plot position. This home offers a wealth of interchangeable accommodations, incorporating a side extension, rear conservatory and downstairs bedroom offering potential bungalow alternative. A unique property enjoying this highly convenient position we expect interest to be high so please call the office to arrange a viewing at your earliest convenience.

- SIGNIFICANTLY EXTENDED SEMI DETACHED
- THREE DOUBLE BEDROOMS
- NO UPPER VENDOR CHAIN
- SUPERB POSITION
- LOCATED ON QUIET CUL-DE-SAC
- CLOSE TO PENISTONE MANY AMENITIES



### **ENTRANCE**

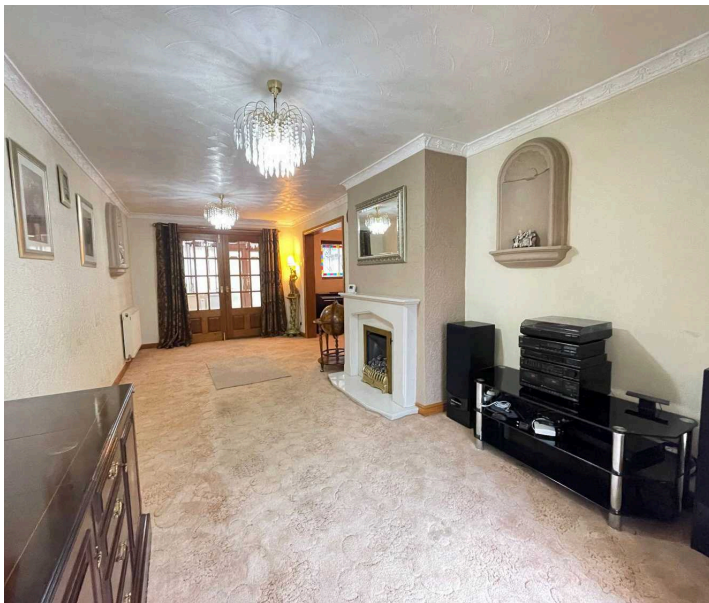
Entrance gained via uPVC and decorative glazed door with matching side panel into entrance hall, with ceiling light, central heating radiator, wood effect laminate flooring and a staircase rises to first floor landing with cupboard underneath. A timber and glazed doorway leads through to the dining area.

### **DINING AREA**

With ceiling light, coving to the ceiling, central heating radiator and stained-glass window through to Conservatory. A door leads through to kitchen.

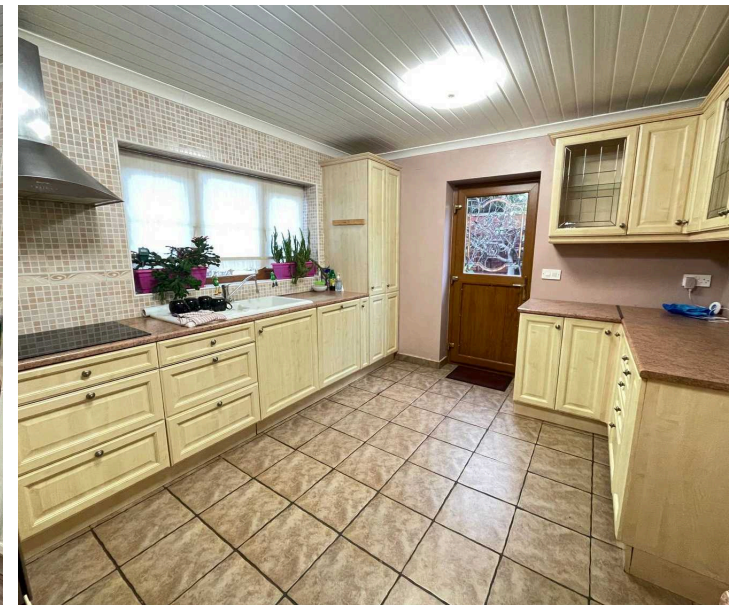
### **LIVING ROOM**

An archway leads through to the living room. A well proportioned principal reception space with the focal point being a coal effect gas fire. There are two ceiling lights, ornate coving to the ceiling, two central heating radiators and UPVC double glazed bay window to the front. Twin timber and glazed doors lead through to the Conservatory.



## KITCHEN

A fitted kitchen with a range of wall and base units in a wood effect shaker style with laminate worktops and tiled flooring. Integrated appliances in the form of stainless steel electric oven, built-in microwave, Bosh induction hob with chimney style extractor fan over, under-counter fridge and additional fridge freezer. There is one and a half bowl ceramic sink with chrome mixer tap over, two ceiling lights, coving to the ceiling, plinth heater, uPVC double glazed window to the rear and uPVC and decoratively glazed door giving access to the side of the home. A door opens through to inner hallway.





### **CONSERVATORY**

A superb addition to the home offering a spacious versatile reception space with a pitched roof and uPVC double glazing to three sides and twin French doors giving access to rear garden. There is ceiling light, further inset spotlights and two wall lights as well as four central heating radiators allowing all year around usage.

### **INNER HALLWAY**

With ceiling light and access to loft space. Here we gain entrance to the following rooms;

### **UTILITY**

With plumbing for a washing machine and space for tumble dryer. There is ceiling light and an extractor fan.



### **BEDROOM ONE**

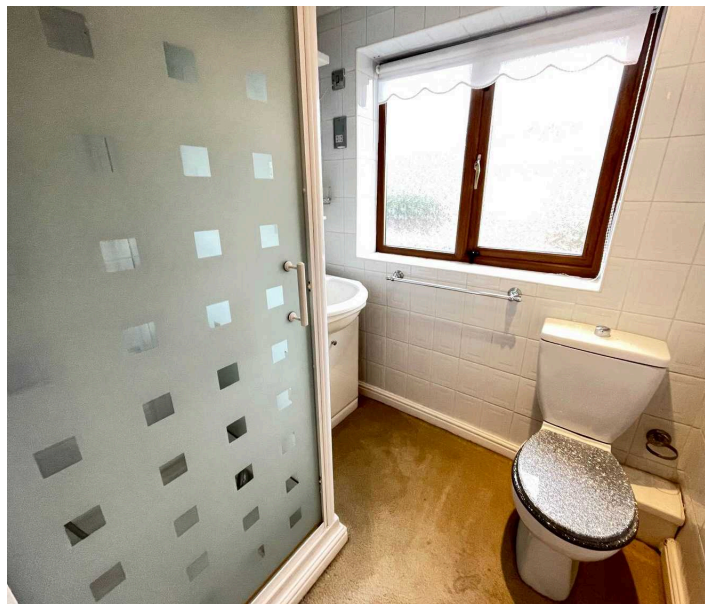
A double bedroom with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the front.

### **DOWNSTAIRS SHOWER ROOM**

Comprising a three piece white suite in the form of a close coupled W.C., basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower above. There are inset ceiling lights, an extractor fan, and coving to the ceiling, part tile to the walls, tiled floor, central heating radiator and an obscure UPVC window to the side.

### **FIRST FLOOR LANDING**

Back from entrance hallway, a staircase rises to first floor landing with ceiling light, access to loft via hatch and access to cupboard. Here we gain entrance to the following rooms;





### **FIRST FLOOR LANDING**

Back from entrance hallway, a staircase rises to first floor landing with ceiling light, access to loft via hatch and access to cupboard. Here we gain entrance to the following rooms;

### **BEDROOM TWO**

A front facing double bedroom with built-in wardrobes, ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to front.

### **BEDROOM THREE**

With ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the rear .

### **SHOWER ROOM**

Comprising a three piece white suite in the form of closed coupled W.C, basin sat within a vanity unit with chrome taps over, shower enclosure with mains fed chrome mixed shower within. There are inset spotlights, coving to the ceiling, tiling to walls, shaver sockets, central heating radiator and obscure uPVC double glazed window to the rear.





## OUTSIDE

A fairly generous corner plot position. To the front of the home, there is an extensive blocked paved driveway providing off street parking for numerous vehicles. To the front there is also a uPVC en-glazed outbuilding offering storage and versatile to potentially use as working from home space or indeed potential business use, given necessary planning and consent.





## OUTSIDE

A uPVC gate opens to side garden and in turn leads to the rear of the property. An extensive garden separated into numerous different areas operating many flagged seating areas of low maintenance gravel beds with interlinking steps. There is also lawned garden space. Additional uPVC en-glazed outbuilding.



**ADDITIONAL INFORMATION:**

The EPC rating is a D -67 and the Council Tax band is a A.

**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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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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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

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