

Simon Blyth
ESTATE AGENTS

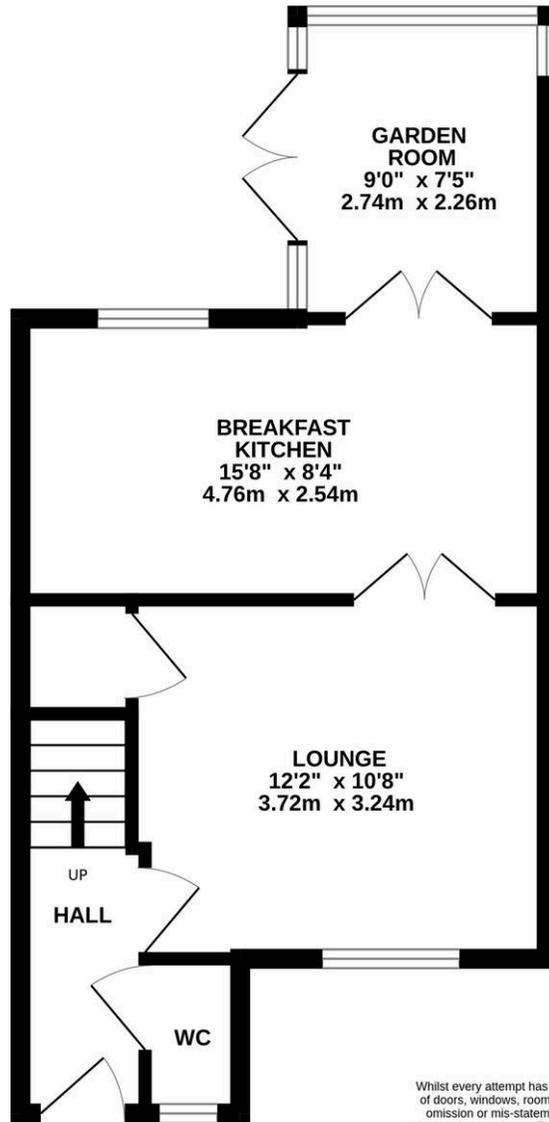


Green Acres, Penistone

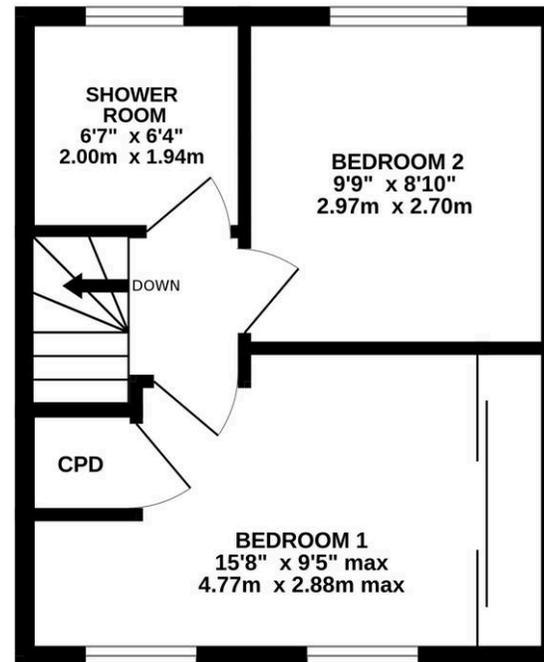
Sheffield

Offers in the region of **£189,950**

GROUND FLOOR



1ST FLOOR



GREEN ACRES

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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Green Acres

Penistone, Sheffield

LOCATED IN A LOVELY POSITION AT THE END OF THIS POPULAR RESIDENTIAL DEVELOPMENT, WE OFFER TO THE MARKET THIS EXTENDED TWO DOUBLE BEDROOM MODERN TERRACE PROPERTY AND HAVING THE ADVANTAGE OF NO UPPER VENDOR CHAIN. BEING IDEALLY PRESENTED THROUGHOUT THE PROPERTY IS SITUATED CLOSE TO THE TRAIN STATION, TRANS PENNINE TRAIL, LOCAL SCHOOLING AND PENISTONE CENTRE, ADDITIONALLY IDEALLY SITUATED FOR THE PLAY AREA THE STREET. The accommodation briefly comprises to ground floor there is entrance hall, downstairs W.C., living room, breakfast kitchen. To the first floor there are two bedrooms and shower room. Outside there are gardens to the front and to the rear and off street parking for two vehicles. A lovely family home, in this quiet tucked away position with a viewing a must to fully appreciate.

- MODERN TERRACE PROPERTY
- NO UPPER VENDOR CHAIN
- CLOSE TO LOCAL AMENITIES
- LOCATED IN POPULAR RESIDENTIAL DEVELOPMENT





ENTRANCE HALLWAY

Entrance gained via composite and glazed door into entrance hall, with ceiling light, central heating radiator, wood effect laminate flooring and staircase rising to first floor. Here we gain access to the following rooms.

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over. There is ceiling light, chrome towel rail/radiator and obscure uPVC double glazed window to the front.

LIVING ROOM

From entrance hallway door opens through to the living room. A front facing reception space, with ceiling light, coving to the ceiling, central heating radiator, continuation of the wood effect laminate flooring and uPVC double glazed window to the front. There is access to under the stairs store cupboard. Twin French doors in timber and glazing then lead through to the breakfast kitchen.



BREAKFAST KITCHEN

With breakfast bar seating area, the kitchen itself has a range of wall and base units in a shaker style with laminate worktops, tiled splashbacks and tiled floor. There is space for a cooker with extractor fan over, plumbing for a washing machine, there is space for a fridge freezer and stainless steel sink with chrome mixer tap. There are two ceiling lights, central heating radiator and uPVC double glazed window to the rear. Twin French doors in uPVC and double glazing lead into the Conservatory.





CONSERVATORY

An additional reception space with pitched roof, with uPVC double glazing to three sides. There is ceiling light, tiled floor and vertical radiator allowing all year around usage. There are twin French doors which lead onto the rear garden.

FIRST FLOOR LANDING

From entrance hallway, a staircase rises and turns to first floor landing, with ceiling light, access to loft via a hatch and here we gain entrance to the following rooms.

SHOWER ROOM

Comprising a three-piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, part tiling to walls, chrome towel rail/ radiator and uPVC double glazed window to the rear.

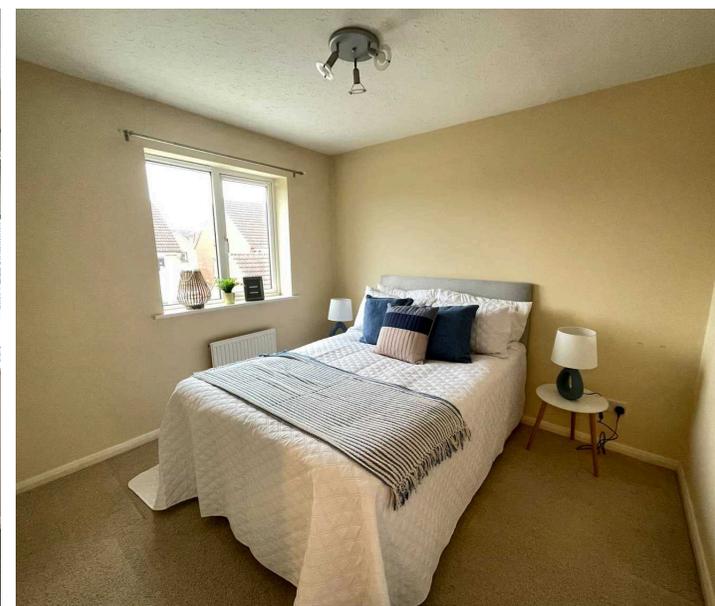
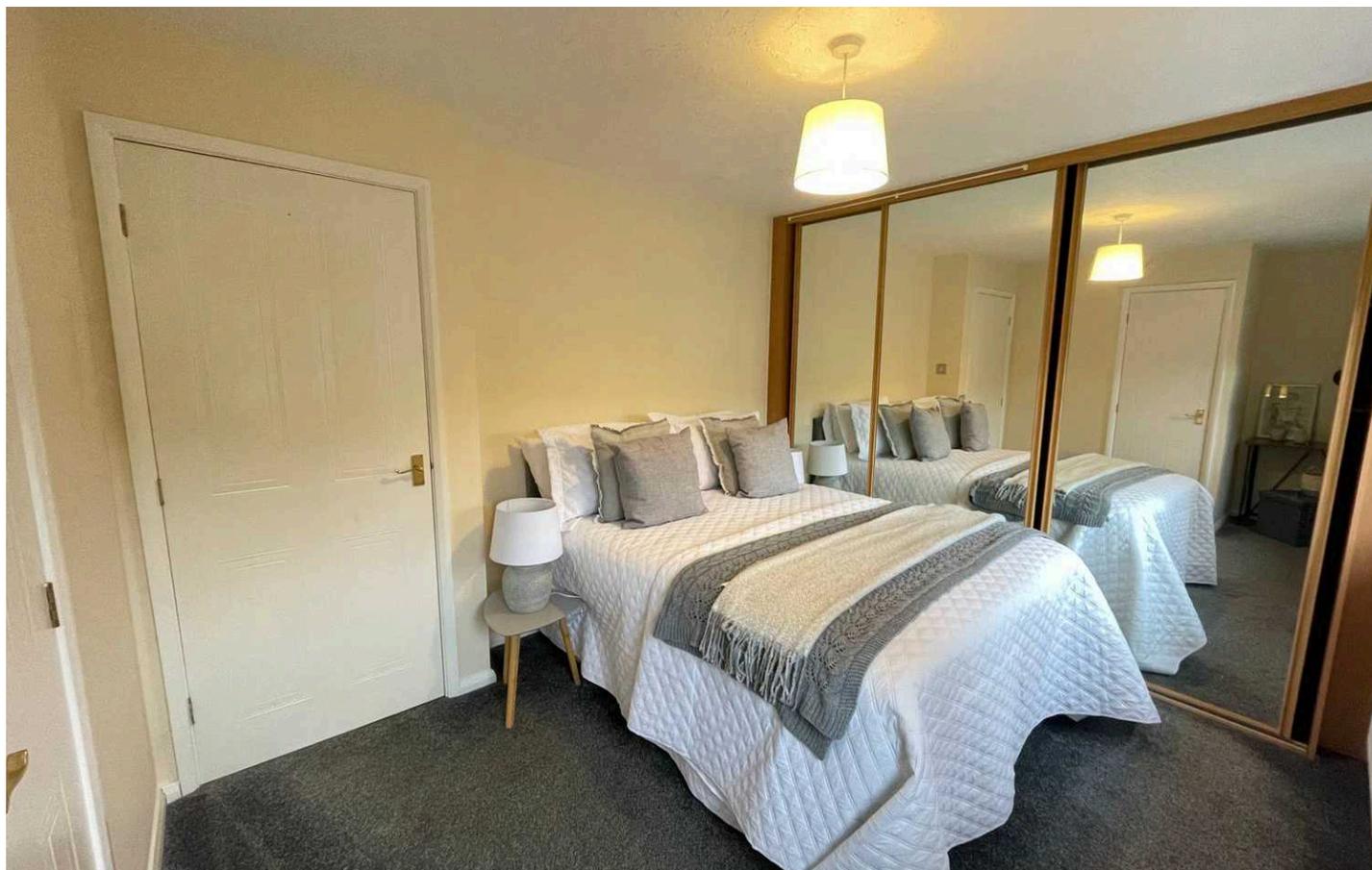


BEDROOM ONE

Front facing double bedroom with a bank of fitted wardrobes, ceiling light, central heating radiator, two uPVC double glazed windows to the front and cupboard above the stairs.

BEDROOM TWO

An additional double bedroom with ceiling light, central heating radiator and uPVC double glazed window.





OUTSIDE

To the front of the home, there is a low maintenance garden area with flagged path, with various shrubs and tree. There is also a tarmac driveway, which provides off street parking for two vehicles nose to tail. To the rear, there is a fully enclosed yet low maintenance garden with perimeter fencing, predominantly flagged and there is an access gate and space for a shed.



ADDITIONAL INFORMATION

EPC Rating is TBC, Council Tax Band is B and 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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FREE VALUATIONS

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

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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 TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



Simon Blyth Estate Agents

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