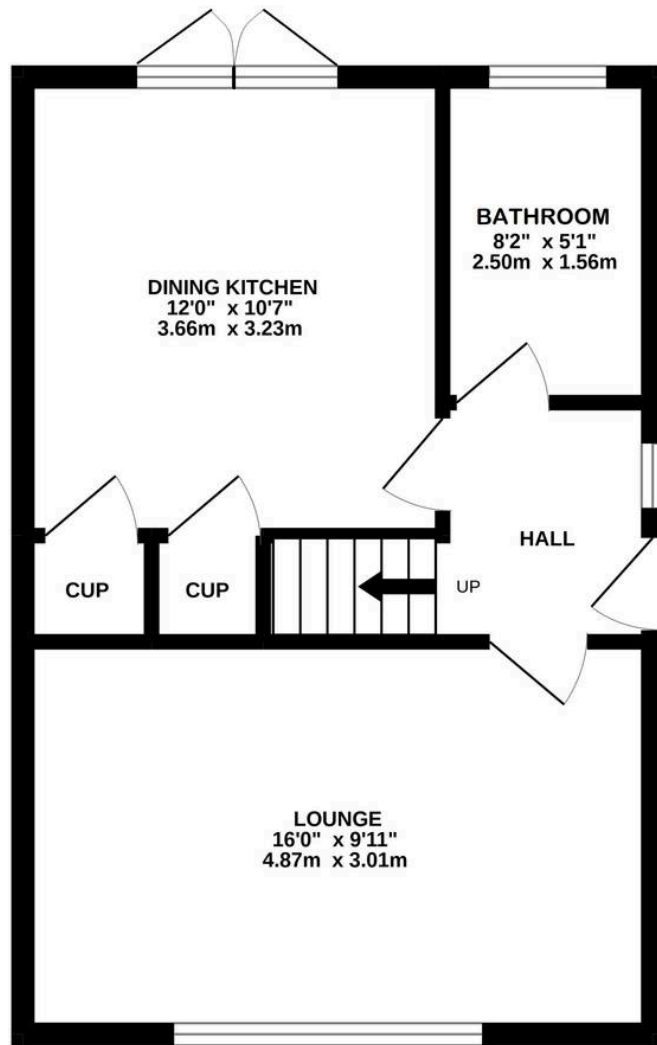




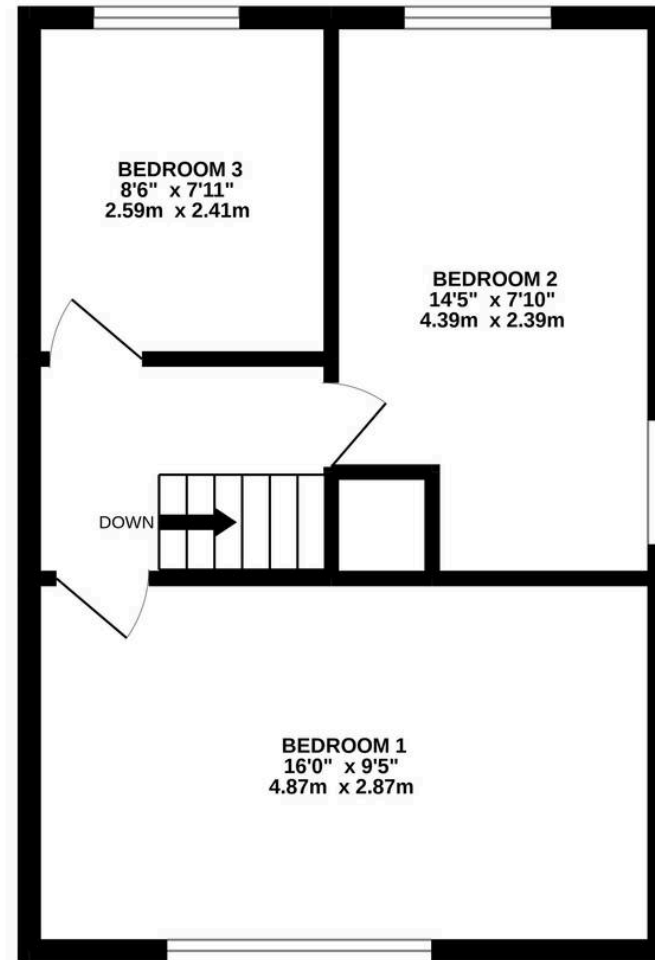
Shrewsbury Close, Penistone
Sheffield

Offers in Region of **£210,000**

GROUND FLOOR



1ST FLOOR



SHREWSBURY CLOSE

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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Shrewsbury Close

Penistone, Sheffield

SUPERBLY SITUATED CLOSE TO PENISTONE PARAMOUNT AND THE CENTRE OF PENISTONE, WE OFFER TO THE MARKET THIS UPGRADED THREE BEDROOM SEM-DETACHED HOME, HAVING UNDER GONE A SCHEME OF MODERNISATIONS BY THE CURRENT VENDOR IN THE LAST TWO YEARS. IDEALLY POSITIONED FOR THE TRANS PENNINE TRAIL, TRAIN STATION AND PENISTONE GRAMMAR SCHOOL, THIS BEAUTIFULLY PRESENTED HOME OFFERS VERSATILE ACCOMMODATION WITH GENEROUS OUTSIDE SPACE TO THE FRONT AND REAR. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hall, newly fitted kitchen, living room and modern bathroom. To the first floor, there are three well sized bedrooms and outside there is a lawned garden to the front and a low maintenance garden to the rear. The EPC rating is C-69 and the council tax band is B.

- SCHEME OF MODERNISATION
- VERSATILE ACCOMMODATION
- LOW MAINTENANCE GARDEN



ENTRANCE

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

ENTRANCE HALLWAY

With ceiling light, central heating radiator, obscure uPVC double glazed window to the side, wood effect laminate flooring and staircase rising to the first floor. Here we gain entry to the following rooms.

KITCHEN

Having been recently upgraded by the current vendor, this contemporary kitchen now offers a range of wall and base units in a high gloss cream with contrasting laminate worktops, tiled splashbacks and continuation of the wood effect laminate flooring from the entrance hallway. There are integrated appliances in the form of Zanussi electric oven with matching induction hob and NEFF extractor fan over, built in Zanussi microwave, plumbing for a washing machine and dishwasher and a one and half bowl composite Franke sink with black mixer tap over. The room is lit by ceiling light with further under cupboard lighting, central heating radiator and natural light is gained via twin French doors, which have been added by the current vendor and open onto the rear garden. There is further access to two storage cupboards, one of which has space for a fridge freezer.



LIVING ROOM

A front facing principal reception space, with the main focal point being an electric fire with ornate surround. There is ceiling light, continuation of the wood effect laminate flooring, central heating radiator and uPVC double glazed window to the front.

BATHROOM

A modern family bathroom, having been installed by the current vendor. Now 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 mixer tap and Triton Enrich electric shower over with glazed shower screen. There are inset ceiling spotlights, full tiling to the walls and floor, chrome towel rail/radiator, extractor fan and obscure uPVC double glazed window to the rear.





FIRST FLOOR LANDING

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

BEDROOM ONE

A fabulously proportioned master bedroom, positioned to the front of the home with uPVC double glazed dormer window to the front. There is ceiling light and a central heating radiator.

BEDROOM TWO

A further double bedroom, with dual aspect natural light via uPVC double glazed windows to both side and rear. There is ceiling light and a central heating radiator.

BEDROOM THREE

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





OUTSIDE

To the front of the home there is an extensive lawned area with flower beds containing various shrubs, with a concrete path running alongside reaching the entrance door. The path continues to the rear garden where we find a low maintenance garden space, which is predominately flagged with perimeter fencing. There is also access to the brick outbuilding.



ADDITIONAL INFORMATION:

The EPC rating is a C-69 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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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

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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.

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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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