18 WINDERMERE ROAD, PENISTONE, S36 8HL

PRICE: OIEO £300,000

AN EXCEPTIONALLY WELL PROPORTIONED AND EXTENDED 5 BEDROOM DETACHED FAMILY HOME OCCUPYING GENEROUS PLOT WITH SOUTH WEST FACING REAR GARDENS AND A SOUGHT AFTER POSITION WITHIN IMMEDIATE ACCESS OF WENTWORTH COUNTRY PARK AND PENISTONE TOWN CENTRE.

GENEROUS PLOT
SOUTH WEST REAR GARDEN
DOUBLE STOREY EXTENSION
SPACIOUS ACCOMMODATION
FIVE BEDROOMS
SOUGHT AFTER LOCATION
OPEN COUNTRYSIDE
M1 ACCESS

Viewing: Contact the agents
Draft brochure—awaiting approval

Property Professionals For Over 200 Years
www.lancasters-property.co.uk

20 Market Street, Penistone
Sheffield, S36 6BZ
Tel: (01226) 763307
Accommodation Comprises

GROUND FLOOR

A part glazed entrance door opens into a spacious reception area with full tiling to the floor, a radiator and sealed unit double glazed windows to both front and side aspects. This spacious versatile room has a part glazed door which opens to the reception hall.

RECEPTION HALL

Having coving to the ceiling, a dado rail, a double panelled radiator and a staircase which rises to the first floor level.

DINING ROOM 2.3m x 4.3m

This room has decorative coving to the ceiling, a radiator and a sealed unit double glazed unit which overlooks the rear garden. The room has a useful under stairs storage cupboard, and has open plan access through to the lounge.

LOUNGE 3.3m x 7.6m

An exceptionally well proportioned principle reception room which has a double glazed window to the front aspect of the property, two radiators, coving to the ceiling and double glazed patio doors which open to the rear garden. The focal point of the room is a wooden fire surround with marble inset and hearth which houses a living flame gas fire.

KITCHEN 5.2m x 2.6m

This room has a double glazed window overlooking the rear garden, inset spot lighting to the ceiling, a laminate floor and a radiator. Presented with furniture comprising base cupboards with matching drawers which sit beneath a work surface that incorporates a stainless steel double drainer sink unit with a mixer tap over. The room has matching wall cupboards, a gas cooker point with extractor hood over, plumbing for a dishwasher and provides access through to the utility.

UTILITY 3.2m max x 2.6m

Having a laminate floor, a radiator, coving to the ceiling, a double glazed door opening to a rear porch and has a personal door providing access to the garage. Presented with base and wall cupboards, having a work surface with a stainless steel single drainer sink unit, partial tiling to the walls, plumbing for an automatic washing machine and space for a larder fridge and a larder freezer with standard 60cm width appliances.

REAR PORCH 2.6m x 1.8m

A versatile room with a radiator, a laminate floor, double glazed windows to two aspects overlooking the rear garden and a part glazed entrance door.

CLOAKS ROOM

Presented with a low flush WC, having a radiator, coving to the ceiling, a frosted effect window and a laminate floor.

FIRST FLOOR

LANDING

Having decorative coving to the ceiling, a loft access point, a folding door recessed linen cupboard and an airing cupboard which houses the hot water cylinder tank.

MASTER BEDROOM 3.9m x 3.3m

A well proportioned rear facing double room with a double glazed window, commanding a pleasant view. This room has coving to the ceiling, a radiator, built-in wardrobes to the expanse of one wall, and an ENSUITE facilities which comprise a low flush WC, a pedestal wash hand basin, and a step-in shower. This room has full tiling to the walls, a radiator, spot lighting to the ceiling and a frosted effect window.

BEDROOM TWO 5.3m x 3.2m

A double bedroom situated to the front aspect of the house with two sealed unit double glazed windows, coving to the ceiling, two radiators and a built-in wardrobe.

BEDROOM THREE 2.6m x 4.4m

A front facing double room with coving to the ceiling, a radiator and a double glazed window.

BEDROOM FOUR 2.5m x 4.3m

A double aspect room with windows to two elevations; the rear overlooking the garden and Wentworth Park beyond. Having coving the ceiling, a dado rail and a radiator.

BEDROOM FIVE 3.3m x 1.9m

Situated to the front aspect of the property, this room has a radiator, a double glazed window and a useful bulkhead storage cupboard.

FAMILY BATHROOM 2.9m x 2.7m

A generously proportioned room presented with a three piece suite comprising a low flush WC, a panelled corner bath, a pedestal wash hand basin and a step-in shower. This room has full tiling to both the walls and floor, has a radiator, a frosted effect double glazed window, coving to the ceiling, an extractor fan and inset spot lighting.

GARAGE

An integral double garage with two separate up and over entrance doors, power and lighting. The garage houses the boiler and has an internal personal door opening to the utility.

EXTERNALLY

To the front aspect of the property is a double driveway and a lawn garden set within a hedged boundary. Access to the North side of the property has paved walkways and hardstandings, useful for garden sheds etc. To the rear aspect of the house is a generously proportioned South West facing garden, having a shrubbed garden area, patio, generous lawn, three boxed vegetable beds and fenced boundaries. Beyond the garden is Wentworth Park, resulting in an idyllic outlook.

DIRECTIONS

From the centre of Penistone, proceed down Bridge Street to the traffic lights and turn right onto Barnsley Road. Off Barnsley Road take the second right hand turning onto Windermere Road where the property where the property can be found on the right hand side.

MEASUREMENTS

These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

ADDITIONAL INFORMATION

A freehold property with mains gas, electricity, water and drainage. Fixtures and fittings by separate negotiation.

IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

These details were prepared from an inspection of the property and information provided by the vendor on 12th February 2016.

Reference: JT/MP.