

HUNTERS®

HERE TO GET *you* THERE



Lees Avenue

Penistone, Sheffield, S36 6BW

Offers Over £200,000



4 Lees Avenue

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Entrance Hall

Welcomed into the property via the composite entrance door into the hall with laminate flooring, a wall mounted radiator, stairs rising to the first floor and access to rooms on the ground floor.

Lounge

11'10" x 16'5" (3.6 x 5)

The lounge provides oak wood flooring, a wall mounted radiator, a wall mounted feature fire and a PVCu double glazed bay window to the front elevation.

Kitchen Dining Room

11'2" x 19'0" (3.4 x 5.8)

The open plan kitchen and dining room is fitted with a range of wall and base units with an inset sink and drainer with a mixer tap over, space for a cooker and laminate flooring to the kitchen area. The dining area includes oak wood flooring, a wall mounted radiator and PVCu double glazed sliding patio doors accessing the conservatory.

Utility Room

The utility room offers integral storage cupboards and space for a washing machine.

WC

Including a low flush WC and wash hand basin.

Conservatory

9'2" x 9'2" (2.8 x 2.8)

The conservatory provides laminate flooring and PVCu double glazed French style patio doors leading to the rear garden.

Landing

The landing includes fitted carpets and access to rooms on the first floor.

Bathroom

The fully tiled house bathroom features a three piece suite comprising a low flush WC, vanity wash hand basin and panel bath with shower over. Also with LED spot lighting to the ceiling, a wall mounted radiator and two elevated PVCu double glazed windows.

Bedroom One

12'6" x 13'1" (3.8 x 4)

The first bedroom offers fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Bedroom Two

9'10" x 13'1" (3 x 4)

The second bedroom provides fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

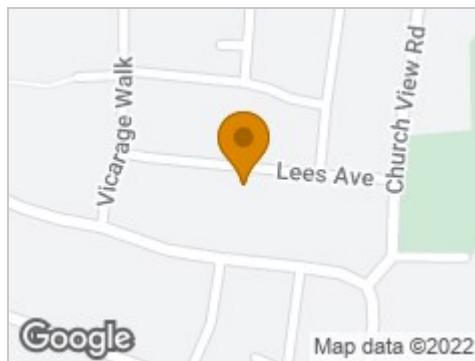
Bedroom Three

8'2" x 8'10" (2.5 x 2.7)

The third bedroom includes fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.



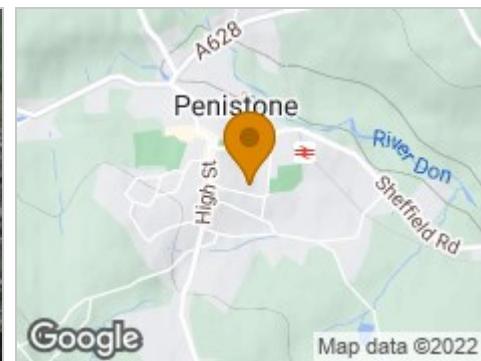
Road Map



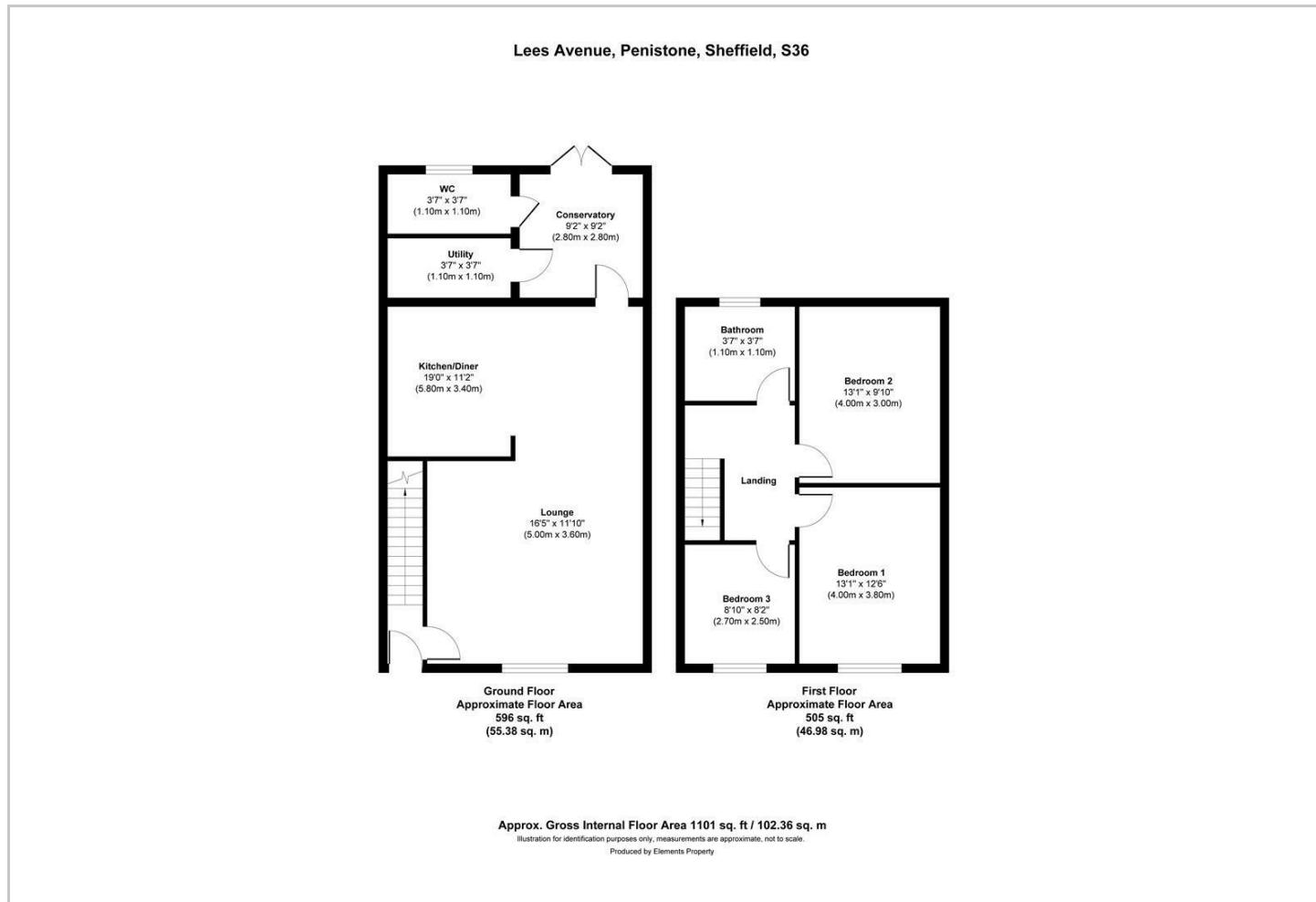
Hybrid Map



Terrain Map



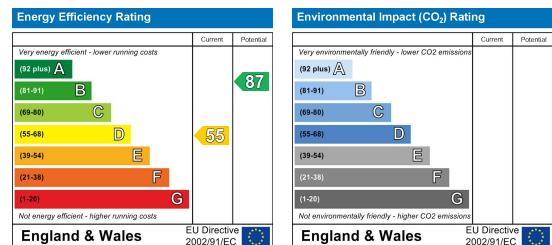
Floor Plan



Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.