



## Penistone Road

Grenoside, Sheffield, S35 8QH

Guide Price £230,000 - £240,000



- 2 BEDROOMS SEMI DETACHED COTTAGE
- SPACIOUS DIMENSIONS
- MODERN FIXTURES AND FITTINGS
- GREAT POTENTIAL TO EXTEND
- LOVELY LOCATION
- NO UPWARD CHAIN
- CHARACTERFUL FEATURES
- STYLISH DECOR
- LARGE BLOCK PAVED DRIVEWAY
- COUNCIL TAX C

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GUIDE PRICE £230,000 - £240,000. Nestled in the charming commuter village of Grenoside, Sheffield, this delightful semi-detached stone cottage offers a perfect blend of character and modern comfort. Dating back to before 1900, the property boasts a wealth of original features, including stunning window panelling and traditional doors that add to its unique charm.

The cottage comprises two spacious double bedrooms, providing ample space for relaxation and rest. The inviting reception room is enhanced by a cosy log burner, creating a warm and welcoming atmosphere, ideal for those chilly evenings. The heart of the home is undoubtedly the beautiful country-style breakfast kitchen, which is perfect for culinary enthusiasts and family gatherings alike.

The luxurious bathroom features a stunning roll-top bath, offering a touch of elegance and a perfect spot to unwind after a long day.

Outside, the property benefits from a sizeable garden and a generous driveway offering off road parking for up to four vehicles comfortably, a rare find in such a sought-after location. The surrounding area is known for its picturesque scenery and community spirit, making it an ideal place for families and professionals alike. The property is located within walking distance to an array of amenities and the local woodland, serviced by good public bus routes, surrounded by reputable schools and minutes away from the M1 with direct roads leading to Sheffield, Rotherham, Barnsley and Manchester.

Briefly comprising breakfast kitchen, living/dining room, two double bedrooms, bathroom and garage.

This cottage is not just a home; it is a lifestyle choice, offering the tranquillity of country living while remaining conveniently close to Sheffield's amenities. Whether you are looking to settle down or seeking a charming retreat, this property is sure to impress.



## BREAKFAST KITCHEN

16'5 x 11'2 (5.00m x 3.40m)

A charming country style kitchen, sage green wall and base units giving plenty of storage, gold fixtures and fittings, contrasting wooden worktops, comprising cream composite sink with gold mixer tap, freestanding gas oven and hob with cream extractor above, space for fridge freezer, undercounter space for washing machine, breakfast bar area, uPVC window over looking garden, white spot lights, wall mounted boiler housed in cupboard and wall mounted radiator.

## LIVING ROOM/DINING

19'0 x 13'6 (5.79m x 4.11m)

A light and airy living space, separated into two designated areas, hosting a charming oak beam fireplace with wood burner gives a great focal point to the room and cosy feel in the wintry months, also comprising original window panelling, Upvc window and composite door, chrome spot lights and BT point.

## BATHROOM

13'1 x 4'7 (3.99m x 1.40m)

A generously sized, serene main bathroom, tiled in green, comprising luxury roll top bath with gold traditional mixer taps, corner cubicle with electric shower, white pedestal sink, gold taps, low flush WC, white tiled flooring, wall mounted radiator with chrome heated towel rails, gold spotlights, extractor fan and frosted uPVC window.

## MASTER BEDROOM

13'9 x 12'2 (4.19m x 3.71m)

An elegant master bedroom flooded in natural light through front facing uPVC window, boasting white shutters and wall mounted radiator.

## BEDROOM 2

10'3 x 6'11 (3.12m x 2.11m)

A further beautifully presented double bedroom comprising wall mounted radiator and uPVC window to the side of property.

## GARAGE

19'8 x 14'1 (5.99m x 4.29m)

Offering secure parking or that extra storage we all crave, comprising an invaluable electric roller shutter door, lighting, sockets.

## EXTERIOR

The front of the property boasts great kerb appeal with a well stocked, stone walled garden, offering plenty of splashes of colour throughout the year, mainly laid to lawn with security lighting and outside tap. A block paved driveway offers space for 4 cars comfortably.

## Floorplan



Total floor area 112.4 sq.m. (1,210 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



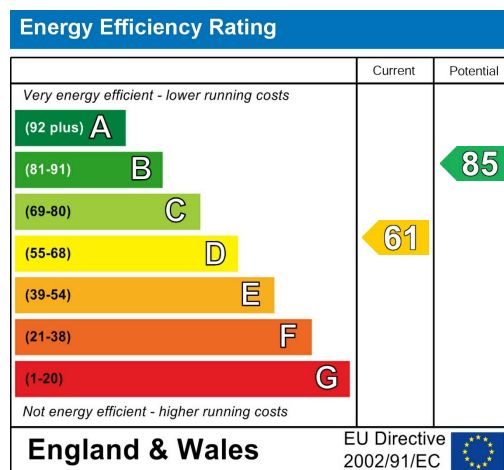








## Energy Efficiency Graph

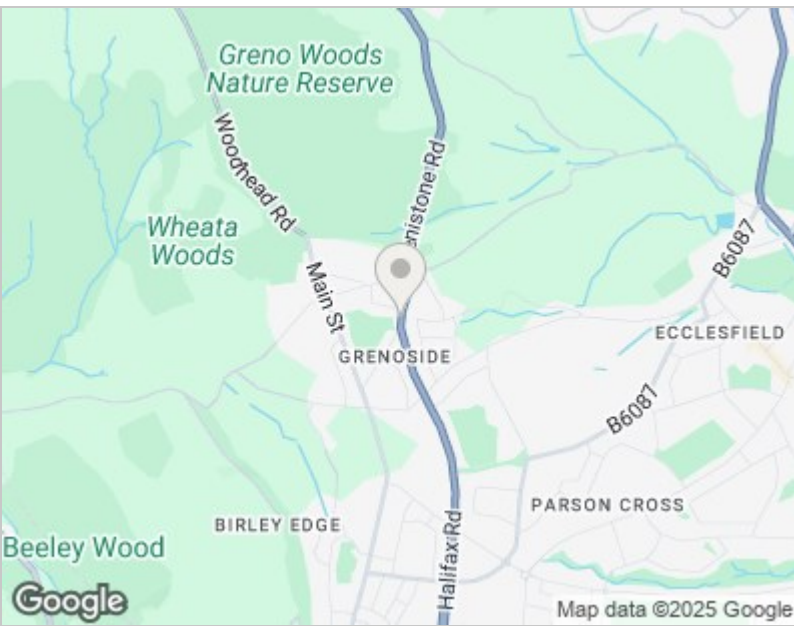


## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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.

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