

OFFERS IN THE REGION OF

**£179,950**

**Sheffield Road**

Penistone, S36 6HJ

## PROPERTY SUMMARY

This delightful property presents an excellent opportunity for first-time buyers and investors, With generous accommodation of over 1,000 square feet, this affordable family home boasts three well-proportioned bedrooms, making it ideal for those seeking comfort and practicality.

Combining character with contemporary living, offering a unique charm that is hard to find in newer builds.

The location is superb, with the Pennine Trail nearby, perfect for outdoor enthusiasts who enjoy walking and exploring nature. Additionally, the local train station offers excellent transport links, making commuting a breeze. Families will appreciate the proximity to excellent schools and with off-road parking and garden space, this property truly does tick all the boxes.

In summary, this property on Sheffield Road is a wonderful opportunity for those looking to settle in a vibrant community with ample amenities and beautiful surroundings. Whether you are a first-time buyer or an astute investor, this home is sure to meet your needs and exceed your expectations.

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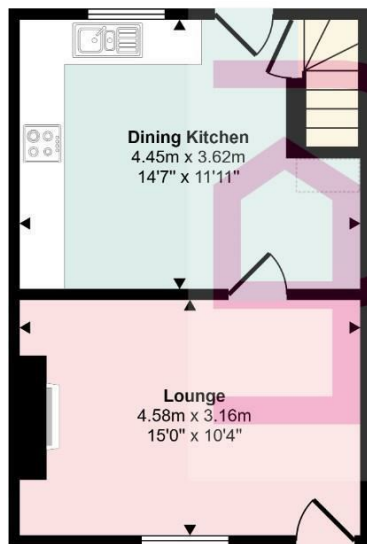




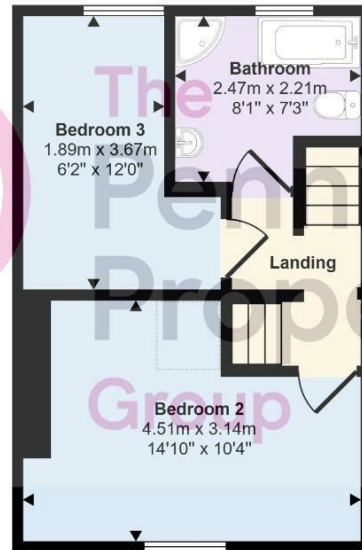




Approx Gross Internal Area  
82 sq m / 886 sq ft



Ground Floor  
Approx 32 sq m / 343 sq ft



First Floor  
Approx 31 sq m / 338 sq ft



Second Floor  
Approx 19 sq m / 204 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**LOCAL AUTHORITY**  
BMBC

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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