

OFFERS OVER

£185,000

Victoria Street

Penistone, S36 6EN

## PROPERTY SUMMARY

\*\*\* OPEN TO VIEW SATURDAY 28TH FEB, 1PM - 2PM \*\*\* This semi-detached house presents a remarkable opportunity for those seeking a project to transform a property into their dream home. The three bedroomed accommodation is in need of full renovation, it offering buyers a blank canvas to re-imagine the space and enhance its charm. This is a unique opportunity to invest in a property with great potential in a desirable location.

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1



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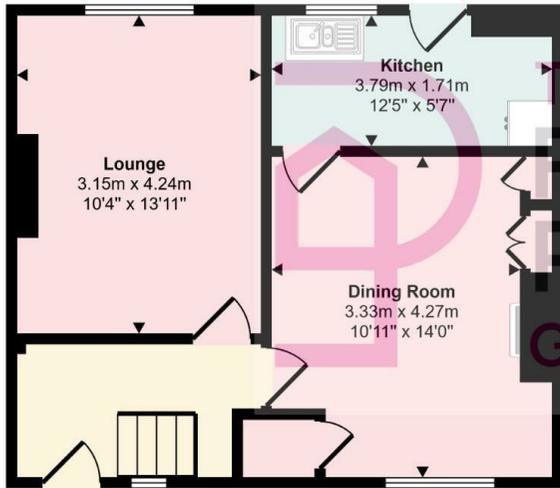




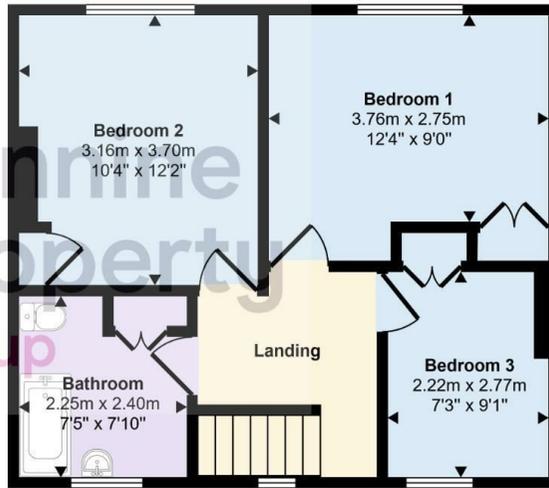




Approx Gross Internal Area  
88 sq m / 945 sq ft



Ground Floor  
Approx 44 sq m / 472 sq ft



First Floor  
Approx 44 sq m / 473 sq ft

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**  
B

**VIEWINGS**  
By prior appointment only

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