



OFFERS IN THE REGION OF

£160,000

Sheffield Road

Penistone, S36 6HF

PROPERTY SUMMARY

Situated within easy reach of Penistone town centre, the Trans Pennine Trail and Penistone Train Station, this spacious two-bedroom terraced home presents an excellent opportunity for first-time buyers, downsizers and those seeking a home with character in a sought-after semi-rural location.

The property benefits from a ground floor kitchen extension together with two reception rooms, creating flexible and versatile living accommodation. To the first floor are two generous double bedrooms and a well-appointed bathroom featuring both a separate shower and bath.

Externally, the property enjoys an enclosed low-maintenance rear garden, providing an ideal space for relaxing and entertaining during the warmer months. Beautiful countryside walks are quite literally on the doorstep, allowing buyers to fully appreciate the stunning surrounding scenery Penistone has to offer.

Ideally positioned for local amenities, well-regarded schools and excellent transport links, this charming home offers the perfect balance of convenience and countryside living.

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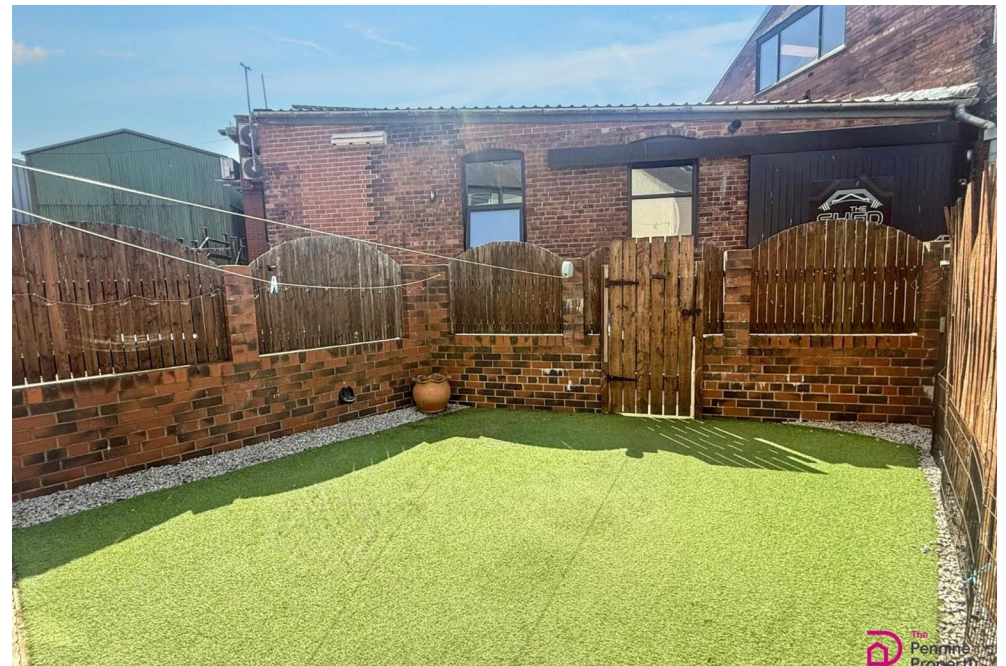
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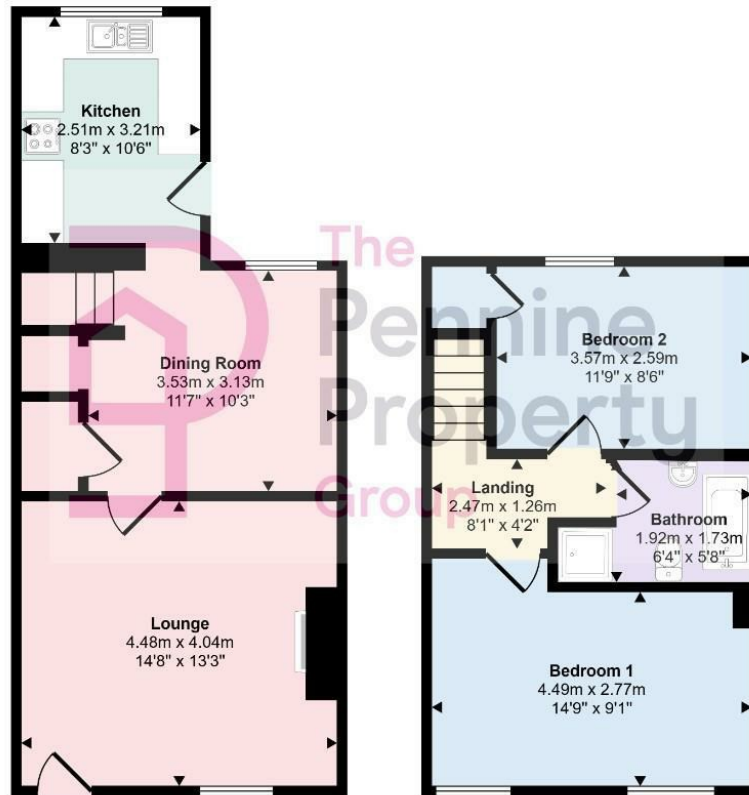








Approx Gross Internal Area
75 sq m / 807 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft

First Floor
Approx 33 sq m / 357 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
Barnsley Metropolitan Borough Council

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

OFFICE ADDRESS

12 St Marys Street
Penistone
Sheffield
South Yorkshire
S36 6DT

OFFICE DETAILS

01226 766755
info@pennineproperty.co.uk