

102 Sheffield Road,
Penistone S36 6HE

OFFERS AROUND
£130,000



****NO ONWARD CHAIN** THIS NEATLY PRESENTED STONE BUILT TWO BEDROOM END TERRACE HAS SPACIOUS DOWNSTAIRS LIVING ACCOMMODATION, NEUTRAL DECOR THROUGHOUT AND INCLUDES AN ENCLOSED PAVED GARDEN TO THE REAR. FREEHOLD / COUNCIL TAX BAND A/ ENERGY RATING: E**

PAISLEY
PROPERTIES

ENTRANCE PORCH

You enter the property through a uPVC part glazed door into a welcoming porch. This is a useful area for removing coats and shoes and there is a tiled floor underfoot. A further uPVC door leads to the lounge.

LIVING ROOM 13'9" x 13'0" approx



You enter this room from the front porch and this excellent lounge has an abundance of space for free standing living room furniture. A centrally placed electric fireplace creates a wonderful focal point to the room, a front facing window fills the room with light and there is neutral décor. Doors lead to the entrance porch and kitchen.

DINING KITCHEN 13'8" (max) x 7'8" (max) approx



Positioned to the rear of the property, this modern kitchen is fitted with white wall and base units, roll top work surfaces, tiled splash backs and a one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring electric hob and extractor fan over. There is space and plumbing for a washing machine and free standing fridge freezer, along with space for a dining table and chairs if required. A rear facing window overlooks the rear garden, there is tile effect vinyl flooring, pendant lighting, a staircase rises to the first floor and doors lead to the lounge and rear porch.

FIRST FLOOR LANDING

Stairs ascend from the kitchen to the first floor where n the wall is a thermostat and there is a loft hatch to access the attic. Doors lead to the two bedrooms and house bathroom.

BEDROOM ONE 13'8" (max) x 9'7" approx



An internal door leads into this front situated room which is this bright and airy double bedroom which has neutral decor and a front facing window. There is ample space for free standing bedroom furniture, carpeted flooring, pendant lighting and a door leads to the landing. An internal door leads onto the landing

BEDROOM TWO 11'3" x 5'3" (max) approx



This charming single room situated to the rear of the property with uPVC window overlooking the garden, has neutral decor, carpeted flooring, pendant lighting and a door leads to the landing.

BATHROOM 7'11" x 5'4" approx



This contemporary house bathroom is neutrally decorated and is fitted with a three piece white suite including bath with shower over, pedestal hand wash basin and low level W.C. The room is partially tiled with attractive wall tiles, there are tile effect laminate to the floor and a ceiling dome. There is a rear facing obscure glazed window and a door leads to the landing

GARDENS



To the front of the property is a low maintenance garden with low stone wall border and space for pots and planters. The to rear of the property is a good sized fully enclosed garden with patio throughout, stone walls and fenced borders. There is ample space for garden furniture and the garden can be accessed via a side gate from the rear lane. There is an outside water tap and a door leads to the rear porch.

~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

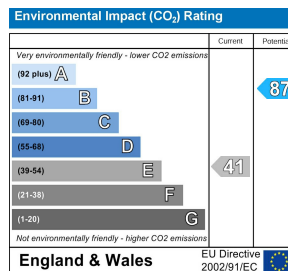
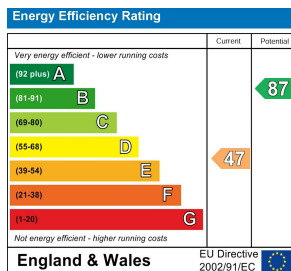
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Measurements are approximate. Not to scale. Illustrative purposes only
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