



**26 Inchburn Crescent  
Penistone  
SHEFFIELD  
S36 6FE**



LOCATED ON THIS POPULAR RESIDENTIAL DEVELOPMENT WITHIN EASY REACH OF PENISTONE'S AMENITIES, EXCELLENT TRANSPORT LINKS AND SCHOOLING, IS THIS EXCELLENTLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME. WITH A WEALTH OF FLEXIBLE ACCOMMODATION OVER TWO FLOORS.

This modern homes accommodation briefly comprises of, entrance hall, downstairs WC, fabulous open plan dining kitchen, lounge with french doors, dining room/ playroom, four first floor bedrooms with en-suite to the master and house bathroom. Outside there is a garden area to the front, well sized garden to the rear and driveway for two vehicles leading to a single garage. This spacious home offers a wealth of accommodation, especially in reception space and therefore an early viewing is strongly recommended. EPC - C.

**Offers around £239,950**

**1a St Mary's Street, Penistone, Sheffield, South Yorkshire, S36 6DT  
Tel: 01226 762400**

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Tel: 01484 651878

Wakefield  
Tel: 01924 361631

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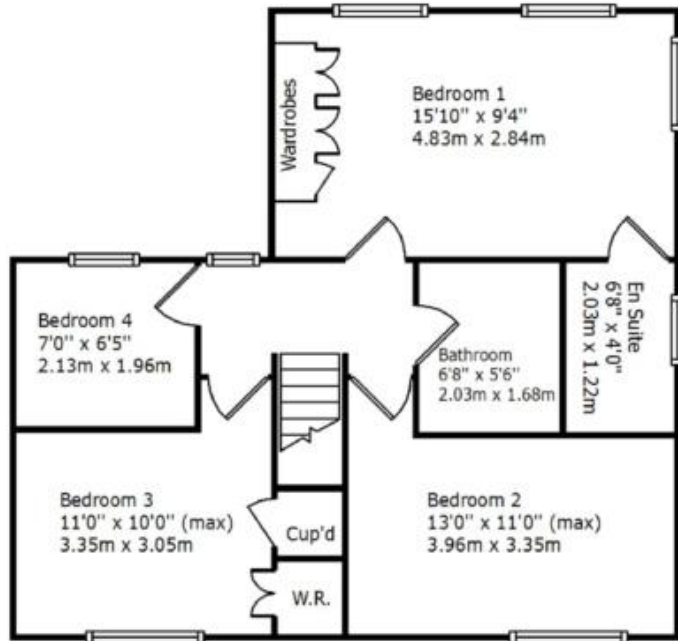
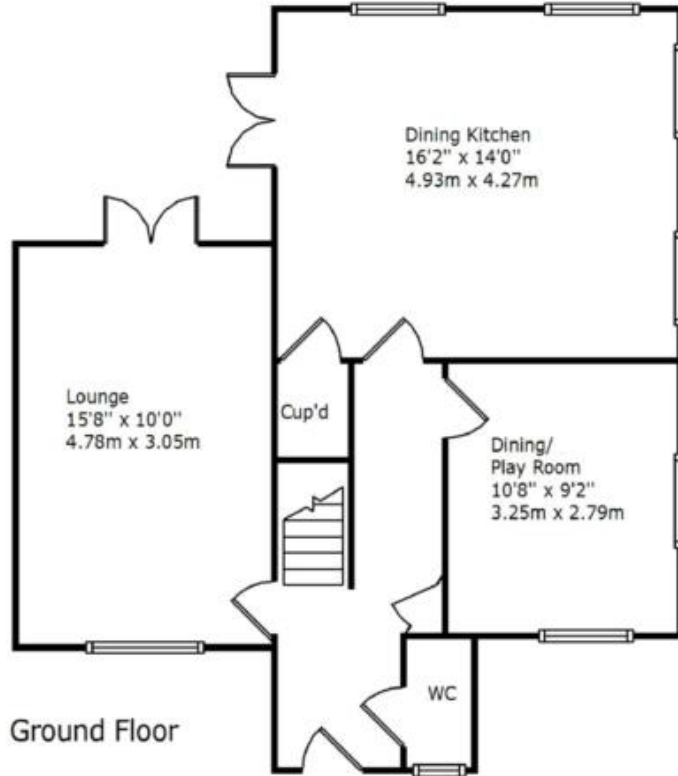
Holmfirth  
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Tel: 01484 603399

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## Inchburn Crescent Penistone





## **ENTRANCE**

Entrance gained via re-enforced and obscure glazed door in to the entrance hallway.

## **ENTRANCE HALLWAY**

With ceiling light, central heating radiator, oak effect laminate to the floor and the staircase with spindles rises to the first floor. There is a useful storage area under the stairs. A door opens to useful cupboard to hang coats etc. Here we gain access to the following rooms.

## **DINING KITCHEN**

*16'2" x 14'0" approx (4.93m x 4.27m approx)*

A truly superb open plan space divided into two principle areas and boasting natural light from three elevations with two uPVC double glazed windows to the rear overlooking the garden and two further uPVC double glazed windows to the side and twin french doors leading out onto further side patio. With continuation of the oak effect laminate flooring from the entrance hallway, the room ample room for a table and chairs. The kitchen area itself has a range of wall and base units in wood effect with contrasting laminate work top and tiled splash backs. Integrated Neff stainless steel double oven with stainless steel Whirlpool gas hob and extractor fan over. There is also a integrated Bosch dishwasher. There is a stainless steel 1 ½ bowl sink with chrome mixer tap over, plumbing for a washing machine and space for a tumble drier and free standing American style fridge freezer. The room is further illuminated with four ceiling lights and has two central heating radiators. Door provides access to useful under storage cupboard.

## **LOUNGE**

*15'8" X 10'0" approx (4.78m X 3.05m approx)*

From the entrance hallway, a door opens into the lounge. A well proportioned reception space benefitting from natural light to both front and rear elevations via uPVC double glazed window to front and twin french doors to rear giving access to the patio. With ceiling light and two central heating radiators.



### **DINING ROOM/ PLAYROOM**

*10'8" x 9'2" approx (3.25m x 2.79m approx)*

Offering further reception space and positioned to the front of the property, again with a high degree of natural light with uPVC double glazed window to the front and further to the side. This is currently used as a playroom, however could be used as a dining room or further flexible space if so required. There is a ceiling light and central heating radiator with continuation of the oak effect laminate flooring from the entrance hallway.



### **DOWNSTAIRS WC**

Located off the entrance hallway. Comprising of two piece white suite with closed coupled WC, pedestal basin with chrome taps over and tiled splash back. There is a ceiling light, central heating radiator and obscure uPVC double glazed window to the front with continuation of the oak effect laminate flooring.



### **FIRST FLOOR**

#### **STAIRS AND LANDING**

Spindle staircase rises to the first floor landing with spindle balustrading, ceiling light and access to the loft via a hatch. There is also a uPVC double glazed window to the rear elevation and access to the following rooms.

### **BEDROOM ONE**

*15'10" x 9'4" approx (4.83m x 2.84m approx)*

An excellently proportioned master bedroom suite with three uPVC double glazed windows, two of which are at the rear and one to the side. There is ceiling light and central heating radiator with bank of fitted wardrobes.



### **BEDROOM ONE**



### **EN-SUITE SHOWER ROOM**

*6'8" x 4'0" approx (2.03m x 1.22m approx)*

Comprising of a three piece white suite with closed coupled WC, pedestal basin with chrome mixer tap over and tiled splash back. Single enclosed shower cubicle with folding glazed and chrome door housing chrome mixer shower within. There is a ceiling light, extractor fan, central heating radiator, shaver socket and uPVC obscure double glazed window to the side elevation.



## BEDROOM TWO

*13'0" x 11'0" approx (3.96m x 3.35m approx)*

A further double bedroom, front facing with uPVC double glazed window to the front. There is a ceiling light and central heating radiator.



## BEDROOM THREE

*11'0" x 10'0" approx (3.35m x 3.05m approx)*

A further double bedroom, front facing with uPVC double glazed window to front. There is a ceiling light, central heating radiator and door opening to the airing cupboard housing the hot water tank positioned above the stairs.

Twin doors open to built in wardrobe with hanging space and further storage.



## BEDROOM FOUR

*7'0" x 6'5" approx (2.13m x 1.96m approx)*

Currently being used as a study but a further bedroom, rear facing, with uPVC double glazed window to the rear. There is a ceiling light and central heating radiator.

## HOUSE BATHROOM

*6'8" x 5'6" approx (2.03m x 1.68m approx)*

Comprising of a three piece white suite with closed coupled WC, pedestal basin with chrome mixer tap over and tiled splash back. Bath with chrome mixer tap and chrome mixer shower attachment over. There is part tiling to the walls, ceiling light, extractor fan, central heating radiator and shaver socket.



## OUTSIDE

To the front of the property is a lawned garden area with flower bed and mature tree. There is a low maintenance gravelled area to the side and path leading to timber gate giving access to the rear garden. The rear garden is well proportioned, fully enclosed with perimeter fencing and walling, predominately a lawned area with perimeter flower bed containing various trees, plants and shrubs with well sized flagged patio area providing pleasant seating space. In addition, there is a driveway providing off street parking for two vehicles leading to a garage on block with under eaves storage and personal door to the side giving access into the garden.



## OUTSIDE



## OUTSIDE





### **VIEWING:**

For an appointment to view, please contact the Penistone Office on 01226 762400

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FLOOR PLANS**

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **IMPORTANT NOTES**

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MEASUREMENTS**

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.



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

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIME**

**7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00am - 2:00pm

Sunday - 11:00am - 1:00pm