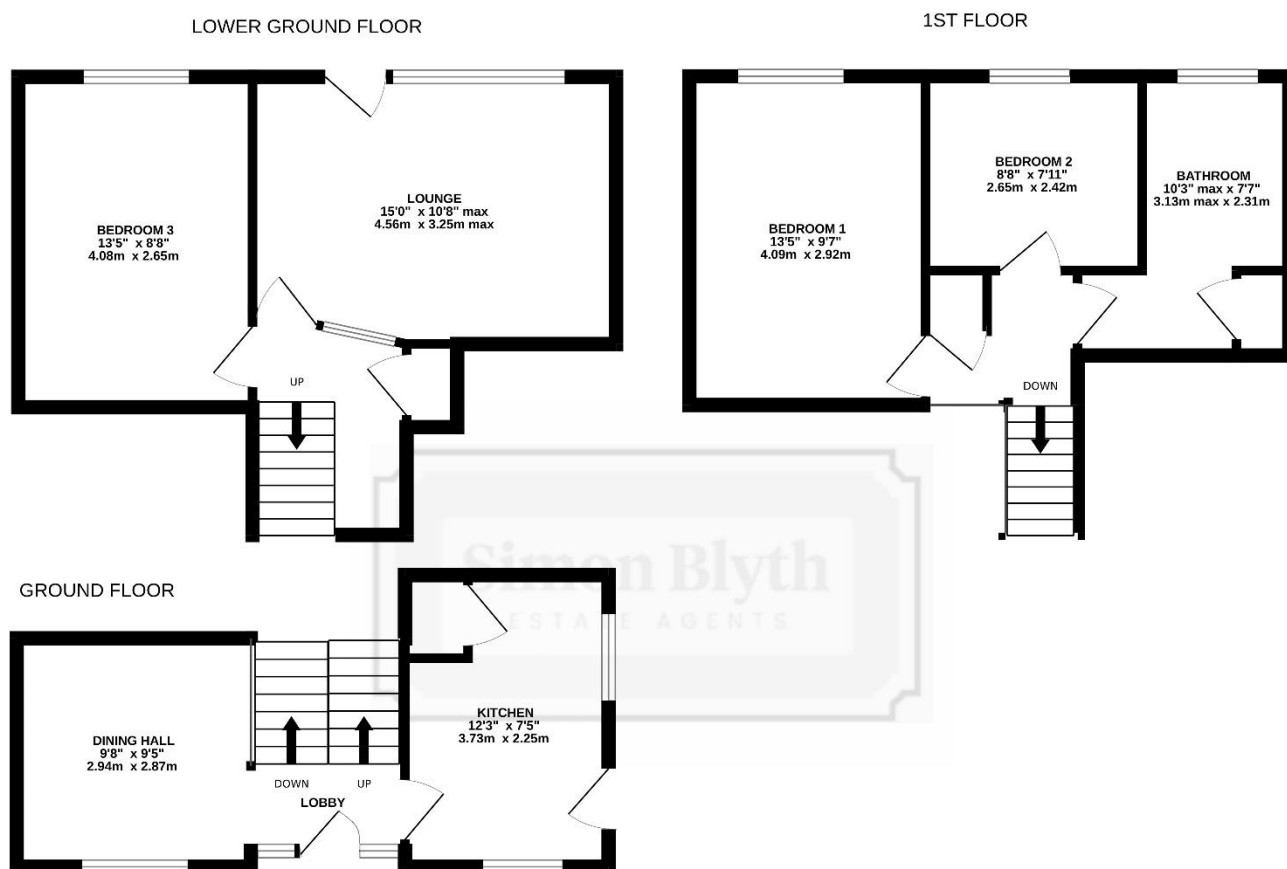




WENTWORTH CRESCENT, PENISTONE, S36 6ES



WENTWORTH CRESCENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPERTY DESCRIPTION

LOCATED ON THIS QUIET RESIDENTIAL ADDRESS, YET WITHIN JUST A STONES THROW OF PENISTONE'S MANY AMENITIES INCLUDING THE HIGHLY REGARDED GRAMMAR SCHOOL, TRANS PENNINE TRAIL AND TRAIN STATION, WE OFFER TO THE MARKET THIS THREE-BEDROOM SPLIT-LEVEL SEMI-DETACHED HOME, OCCUPYING A GENEROUS PLOT WITH ATTRACTIVE GARDENS TO BOTH FRONT AND REAR, OFF-STREET PARKING AND GARAGE. The gardens enjoy a particularly lovely outlook, with stunning far-reaching views across fields and beyond, creating a wonderful open aspect which can be enjoyed by the property and its outside spaces. The accommodation briefly comprises: To the ground floor: fitted kitchen and dining area, with a lower-level providing the living room and bedroom two. On the first floor are two further bedrooms and the family bathroom. A highly convenient and well-positioned home, offering generous accommodation, excellent outside space and superb views, whilst being within easy reach of Penistone town centre and its excellent range of amenities. An early viewing is strongly recommended.

OFFERS IN REGION: £295,000

ENTRANCE

Entrance is gained via a uPVC and obscure glazed door at the front of the home, opening directly into the dining area.

DINING AREA

This spacious and versatile room has excellent ceiling height, a central heating radiator and uPVC double glazed window to the front, together with ample space for a dining table and chairs. Currently utilised as a dining room, the space could equally lend itself to a second sitting room, snug or additional reception space. Staircases lead from here to both the first-floor split-level accommodation and the lower ground floor.





KITCHEN

A fitted kitchen with a range of wall and base units in a shaker style, complemented by laminate worktops. There is space for a cooker, plumbing for a washing machine and the Vaillant boiler is housed within the room. The kitchen has a ceiling light, central heating radiator and uPVC double glazed windows to both the side and front, allowing an abundance of natural light. A uPVC and obscure glazed door gives access to the side of the property.



LOWER GROUND FLOOR

To the lower ground floor, there is a useful built-in cupboard, ceiling light and access to the following:

LIVING ROOM

A rear-facing reception room enjoying superb far-reaching views, with a large uPVC double-glazed picture window overlooking the surrounding countryside and towards the viaduct. A uPVC and obscure glazed door provides access to the rear garden, with the views continuing to be enjoyed from this lovely room. There is a ceiling light, central heating radiator and coal-effect electric fire set within a surround.



BEDROOM TWO

Well-proportioned double bedroom with ceiling light, central heating radiator, uPVC double glazed window to rear. This offers a high degree of versatility and can be utilised as a double bedroom or additional reception space if so desired.



FIRST FLOOR LANDING

Back from dining area, staircase rises to first floor landing. With ceiling light, access to cupboard and here we gain entrance to the following rooms:

BEDROOM ONE

Double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the rear with views toward Hoylandswaine hill and viaduct.



BEDROOM THREE

Rear facing with ceiling light, central heating radiator and uPVC double glazed window with views.



BATHROOM

Comprising a three-piece pink suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome taps over. There is ceiling light, central heating radiator, airing cupboard which houses the immersion cylinder and obscure uPVC double glazed window to the rear.



OUTSIDE

To the front of the home, there is a well-sized garden with an array of established plants and shrubs, together with a tarmac driveway providing off-street parking and leading to a single detached garage, which offers useful storage. To the rear, the property enjoys a particularly attractive and generous garden, with the immediate area behind the home providing a low-maintenance gravelled seating area. Steps descend directly from the living room to this area, before continuing down to the lawned garden, which is enclosed by perimeter hedging and fencing. One of the real highlights of the outside space is the stunning far-reaching outlook, with the elevated garden enjoying breathtaking views across the surrounding fields and towards the viaduct and countryside beyond. The views provide a wonderful open aspect and can be enjoyed from both the garden and the rear of the property, creating a particularly special setting.

GARAGE

A single detached garage with an up-and-over door, providing ample space for storage or other uses if required. The vendor informs us that the garage roof has been recently replaced, and the garage is therefore presented in excellent condition.









ADDITIONAL INFORMATION

EPC rating – tbc

Property tenure – Freehold

Council tax band – C

VIEWING:

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

BOUNDARY OWNERSHIP

The boundary ownership 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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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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OFFICE OPENING TIME 7 DAYS A WEEK

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

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00



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