



8 Green Brook Place

Penistone, Sheffield, S36 6EQ

Offers in the region of £275,000



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This stunning three bedroom semi detached property will make the perfect family home. Including, kitchen with breakfast area, lounge diner, conservatory, three sizable bedrooms one with en suite, family bathroom, parking for two cars and a well maintained south facing garden.

Situated in the popular residential area of Penistone you are within walking distance of the centre where you will find supermarkets, independent stores, cafes, restaurants and amenities such as doctors and dentists. The train station is also close by ideal for commuters. The local reputable schools are a short drive away being ideal for a family along with the Trans Pennine Trail providing countryside walks for all.

FREEHOLD
COUNCIL TAX BAND C

Entrance Hallway

External door leading into the hallway. Doors into the kitchen, WC and lounge. Built in storage cupboard. Stairs leading to the first floor landing.

WC

WC and vanity storage sink. Front facing window.

Breakfast Kitchen

Modern wall and base units with plenty of storage. Integral fridge, freezer, double oven, microwave, dishwasher, sink with drainer, hob with extractor fan. Breakfast bar with space for stools. Front facing window.

Lounge

Space for a lounge suite and dining table. Rear facing window and patio doors leading into the conservatory.

Conservatory / Dining Room

Potential to be another reception room or playroom. Double doors leading to the rear garden. Benefits from underfloor heating.

First Floor Landing

Doors into the bedrooms and bathroom. Built in storage cupboard.

Bedroom One

Space for a king size bed and fitted wardrobes. Front facing window. Door into the en suite.

En Suite

Fully tiled en suite with vanity storage sink, WC and shower cubicle. Front facing window.

Bedroom Three

Space for a king size bed and wardrobes. Rear facing windows.

Bathroom

Modern bathroom including, WC, vanity storage sink with over head storage, bath with shower over.

Bedroom Two

Based on the second floor with space for a king size bed and wardrobes. Potential to fit an ensuite or fitted wardrobes. Velux style windows.

Exterior

To the front of the property there is a double driveway leading to the front door. To the rear of the property the garden is south facing. There is a seating area with artificial lawn and steps leading to a further artificial lawn. Shed used for storage.



Road Map



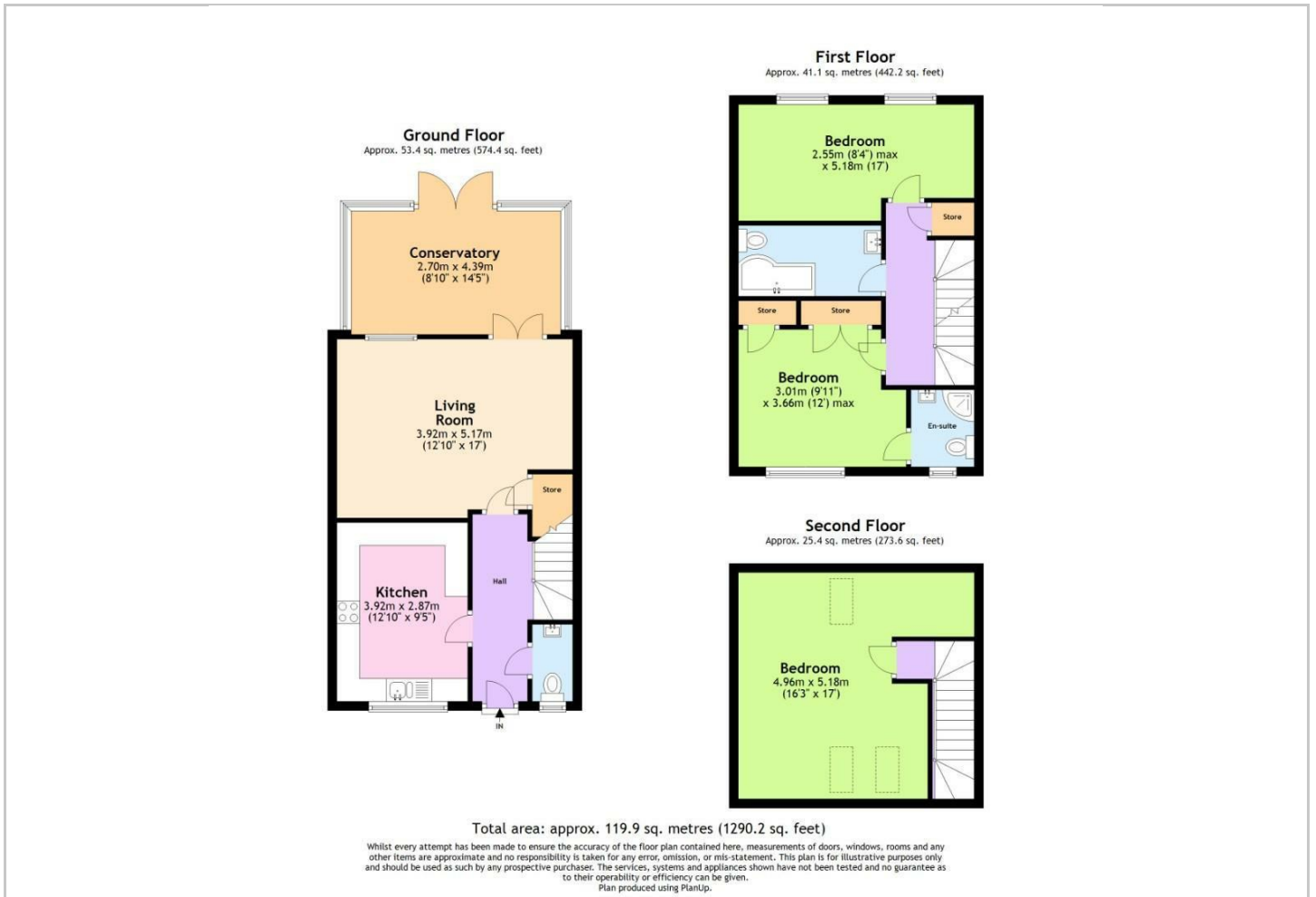
Hybrid Map



Terrain Map



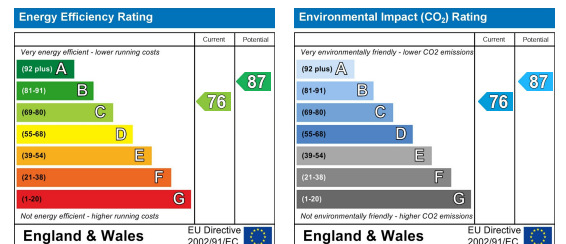
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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