



## 24 Wood View Grange

Penistone, Sheffield, S36 9EG

**Guide price £390,000**



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## GUIDE PRICE £390,000-£410,000

This stunning four bedroom detached property is ready for a family to move into.

Including, lounge, dining kitchen, utility, downstairs WC, family bathroom, four bedrooms - one with ensuite, garage, off road parking with gardens front and rear.

Situated on an exclusive estate in the popular residential area of Penistone, amenities such as doctors, supermarkets, pubs, restaurants and local reputable schools are all within walking distance. The Trans Pennine Trail is also close by for families, dog walkers and cyclists to enjoy. Motorway links are a short drive away providing access to cities Sheffield, Barnsley and Leeds. The train station also has great routes for commuters.

FREEHOLD

### Entrance Hallway

External door leading into the hallway. Stairs leading to the first floor and doors into the lounge and kitchen.

### Lounge

Front facing bay window creating a light and airy room.

### Dining Kitchen

Modern wall and base units with integral fridge freezer, sink with drainer, oven, hob with extractor fan. Space for a dining table and chairs. Rear facing window and double patio doors leading to the garden. Door into the utility room.

### Utility Room

Wall and base units with space for a washing machine. Door into the WC and external door providing access to the side of the house.

### WC

WC and sink. Rear facing window.

### Landing

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

### Bedroom One

Front facing window. Space for a double bed, fitted wardrobes and door into the en suite.

### En Suite

Front facing window, shower cubicle, WC and sink.

### Bedroom Two

Front facing window. Space for a double bed and wardrobe.

### Bedroom Three

Rear facing window. Space for a double bed and wardrobe.

### Bedroom Four

Rear facing window. Space for a bed and wardrobe.

### Bathroom

Rear facing window, bath, WC, pedestal sink and shower cubicle.

### Garage

Up and over door. Power and lighting.

### Exterior

To the front of the property there is a lawn and space for two cars. To the rear of the property there is a sizable lawn and patio surrounded by fencing.



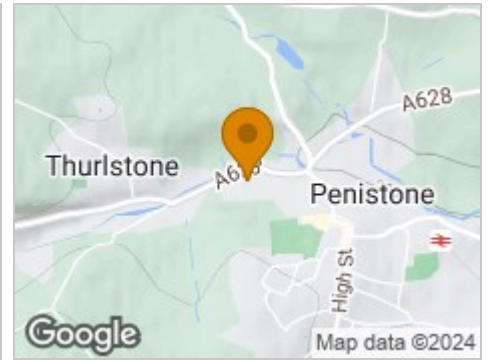
## Road Map



## Hybrid Map



## Terrain Map



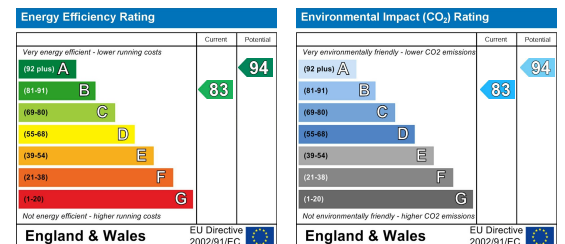
## Floor Plan



## 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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