



## 2 Usker Close

Penistone, Sheffield, S36 6GJ

**Guide price £280,000**



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Welcome to this charming 4-bedroom house located on Usker Close in the sought-after area of Penistone, Sheffield. This property boasts a double driveway, making parking a breeze.

Situated in an ideal and popular location, this house is perfect for those who enjoy outdoor activities as it is close to the Trans Pennine Trail, offering scenic walks and cycling routes.

Inside, you'll find four good-sized bedrooms, providing ample space for a growing family or those in need of a home office or guest rooms. With no chain involved, this property is ready and waiting for its new owners to make it their own.

Don't miss out on the opportunity to own this lovely house in a fantastic location. Book a viewing today and envision the possibilities that this property holds for you and your family.

FREEHOLD  
COUNCIL TAX BAND D

### Entrance Hallway

External door leading into the hallway. Door into the garage, kitchen and WC.

### WC

WC and sink.

### Kitchen Diner

Bespoke wall and base units with extra storage. Integral dishwasher and space for fridge freezer, washing machine, range style oven and hob, sink with drainer. Rear facing window and patio doors leading to the garden. Space for a dining table and chairs.

### Garage

Up and over door for car access. Plumbing for washing machine and dryer.

### Lounge

Double patio doors with juliet balcony over looking the garden.

### First Floor Landing

Doors into lounge, bathroom and bedroom. Built in storage. Stairs to second floor landing.

### Bathroom

WC, pedestal sink and bath with shower over.

### Bedroom

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

### Bedroom Two

Front facing windows. Space for a double bed and wardrobes. Door into the en suite.

### Ensuite

WC, pedestal sink and shower cubicle. Front facing window.

### Bedroom Three

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

### Bedroom Four

Space for a bed and wardrobe. Rear facing window.

### Exterior

To the front of the property there is a double driveway leading to the garage. To the rear of the property there is a lawn, patio and decked area. Also space for storage at the side of the house.



## Road Map



## Hybrid Map



## Terrain Map



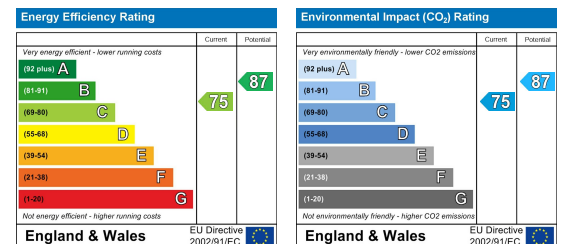
## Floor Plan



## 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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