



## 20 Ward Street

Penistone, Sheffield, S36 6EP

**Guide price £190,000**





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Nestled on the charming Ward Street in Penistone, Sheffield, this delightful semi-detached house, built in 1900, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. Additionally, an extra office or playroom adds versatility to the space, making it suitable for a home office, study, or a children's play area.

One of the standout features of this property is its prime location. It is within walking distance to local amenities, allowing for easy access to shops, cafes, and essential services. For those who enjoy the outdoors, the property is also close to the Trans Pennine Trail, offering scenic walks and cycling routes right on your doorstep.

This semi-detached home combines the charm of its historical roots with the convenience of modern living, making it a wonderful opportunity for anyone looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

### Entrance Hallway

External door into the hallway. Door into the dining room. Stairs to the first floor landing.

### Lounge

Front facing window. Feature fireplace.

### Dining Area

Space for a dining area and storage. Door into the cellar. Feature fireplace.

### Kitchen

Wall and base units with space for fridge freezer, oven, washing machine and sink with drainer. Rear and side facing windows with door leading to the porch.

### Porch

Rear facing window and external door leading to the garden.

### Bedroom One

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

### Bedroom Two

Rear facing window, space for a bed and wardrobe.

### Bedroom Three

Rear facing window, space for a bed and wardrobe.

### Occasional Room

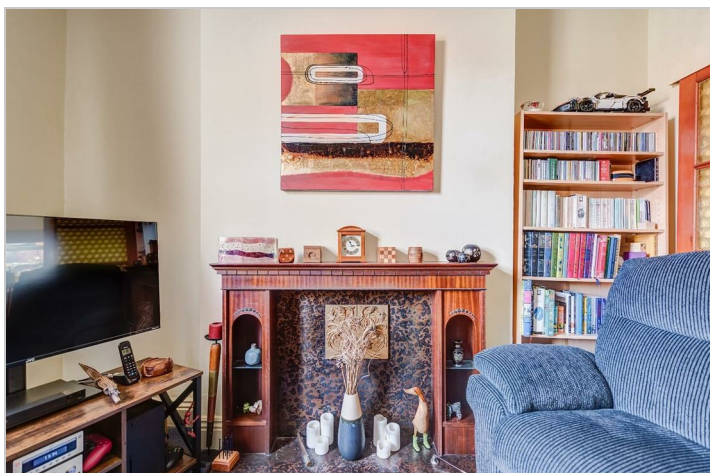
Potential to be used as an office, play room or for storage. Built in cupboards.

### Bathroom

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

### Exterior

To the front of the property there is steps to the front door. The passage way leads to the rear garden where there is a patio and space for a shed.



Road Map



Hybrid Map



Terrain Map



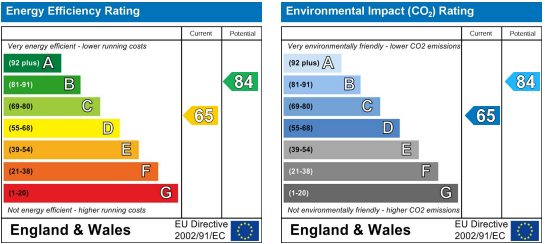
Floor Plan



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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