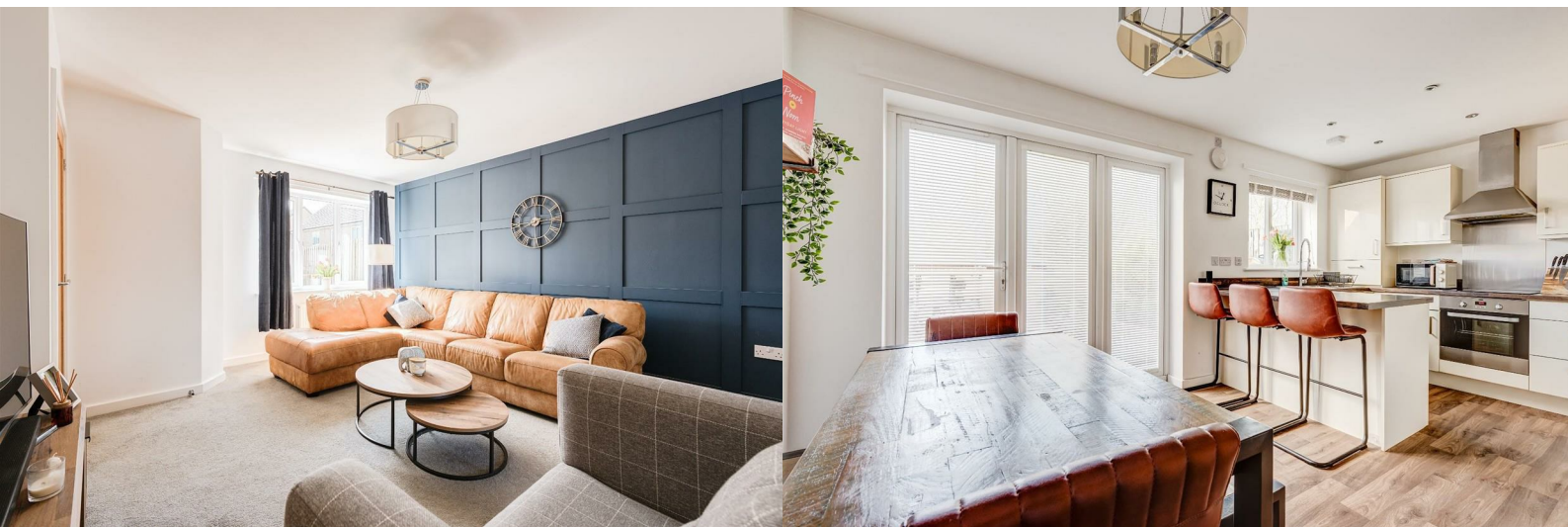




## 40 Lairds Way

Penistone, Sheffield, S36 6JB

**Guide price £260,000**



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Nestled in the charming cul-de-sac of Lairds Way, Penistone, Sheffield, this modern semi-detached house offers a delightful blend of comfort and convenience. Built in 2018, the property boasts contemporary living spaces that are perfect for families or professionals seeking a tranquil yet accessible location.

Upon entering, you are greeted by a spacious reception room that invites relaxation and social gatherings. The house features three well-proportioned bedrooms, providing ample space for rest and privacy. With two bathrooms, morning routines are made easy, ensuring that everyone has their own space to prepare for the day ahead.

The property is designed with modern living in mind, showcasing stylish finishes and thoughtful layouts throughout. The outbuilding, equipped with power and lighting, presents a versatile space that could serve as a home office, gym, or additional storage, catering to your individual needs.

Parking is a breeze with off-road space for two vehicles, allowing for easy access and convenience. The popular location of Penistone offers a friendly community atmosphere, with local amenities and transport links just a stone's throw away.

This semi-detached house on Lairds Way is not just a home; it is a lifestyle choice that combines modern living with the charm of a sought-after neighbourhood. Whether you are looking to settle down or invest, this property is a wonderful opportunity that should not be missed.



### Entrance Hallway

External door into the hallway. Doors into the WC and lounge. Stairs to the first floor landing.

### WC

WC and sink. Front facing window.

### Lounge

Front facing window. Built in storage cupboard. Door into the kitchen.

### Dining Kitchen

Wall and base units with space for washing machine, oven, hob with extractor fan, fridge freezer and sink with drainer. Rear facing window and patio doors leading to the garden. Space for a dining table and chairs.

### Bedroom One

Front facing window. Space for a double bed and wardrobes. Door into the ensuite.

### Ensuite

Shower cubicle, WC and pedestal sink.

### Bedroom Two

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

### Bedroom Three

Rear facing window. Space for a bed or ideal for an office.

### Bathroom

WC, pedestal sink and bath with shower over. Built in storage cupboard. Front facing window.

### Garden Room

Bifold doors leading to the potential room for gym, office, play room. Separate workshop area. Power and lighting.

### Exterior

To the front of the property there is a driveway and lawn with path to the front door and side access to the garden. To the rear of the property there is a recently landscaped garden including an artificial lawn, patio area, built in barbeque and water feature.



Road Map



Hybrid Map



Terrain Map



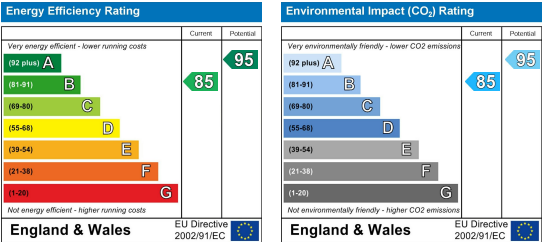
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.