jpm Estate Agents

12 Wheatcroft Gardens

Penistone, Sheffield, S36 6GA

Guide price £280,000

4 3 2 C

12 Wheatcroft Gardens

Penistone, Sheffield, S36 6GA

Guide price £280,000

Welcome to this charming townhouse located in the desirable Wheatcroft Gardens, Penistone, Sheffield. This beautifully renovated property offers a perfect blend of modern living and convenience, making it an ideal choice for families and professionals alike.

As you enter the home, you will be greeted by a spacious and inviting atmosphere. The property boasts four well-proportioned bedrooms, including a master suite with an ensuite bathroom, providing a private retreat for relaxation. The additional bedrooms are perfect for children, guests, or even a home office.

The ground floor features a convenient downstairs toilet, enhancing the practicality of the living space. The heart of the home is the open-plan living area, which flows seamlessly into a newly renovated garden, perfect for outdoor entertaining or simply enjoying a quiet moment in nature. The garden is a true highlight, offering a tranquil space to unwind.

For those with electric vehicles, the property includes a dedicated electric car charging point, ensuring you can charge your vehicle with ease. Additionally, a garage provides ample storage space or the option for secure parking.

Situated within walking distance to local shops and the scenic Trans Pennine Trail, this home is perfect for those who enjoy outdoor activities and community living. The nearby train station offers excellent transport links, making commuting to Sheffield and beyond a breeze.

This popular estate is known for its friendly atmosphere and convenient amenities, making it a sought-after location for many. Do not miss the opportunity to make this delightful townhouse your new home.

Dining Kitchen
12'6" x 14'11" (3.80m x 4.55m)
The dining kitchen is a bright and practical space, measuring 3.80m by 4.55m (12'6" by 14'11"). It features light wood cabinetry and space for a central island with storage baskets beneath, creating a warm and inviting atmosphere. Natural light streams in from a window and French doors that lead to the garden, enhancing the room's welcoming feel. The kitchen is well-equipped with integrated appliances including a gas hob and oven, and there is ample workspace for cooking and dining alike.

Lounge
13'4" x 14'11" (4.07m x 4.55m)
The lounge offers a comfortable and inviting space to relax, measuring 4.07m by 4.55m (13'4" by 14'11"). It features French doors that open to a Juliette balcony, flooding the room with natural light. The space is arranged with cosy sofas and a fireplace as a focal point, complemented by wall-mounted shelving for display. Neutral carpeting and tasteful décor complete the welcoming atmosphere of this first-floor living area.

Bedroom 1
10'2" x 8' max (3.10m x 2.44m max)
This bedroom on the first floor measures 3.10m by 2.44m (10'2" by 8') max. It benefits from natural light through a window and includes storage space. The room is neutrally decorated and carpeted, offering a comfortable and practical sleeping area.

Bedroom 2
15'11" x 8'6" (4.85m x 2.60m)
The main bedroom on the second floor is a generous and restful space measuring 4.85m by 2.60m (15'11" by 8'6"). It features a window and is fitted with built-in wardrobes with sliding doors along one wall, providing excellent storage. Soft carpeting and neutral tones create a calm atmosphere, while the room benefits from an ensuite shower room for added convenience.

Bedroom 3
13'4" x 8'4" (4.07m x 2.54m)
This second-floor bedroom measures 4.07m by 2.54m (13'4" by 8'4") and enjoys natural light from a window. It is simply presented with neutral decoration and carpeted flooring, making it a versatile space for use as a bedroom or study area.

Bedroom 4
10' x 6'4" (3.05m x 1.92m)
A smaller bedroom on the second floor measuring 3.05m by 1.92m (10' by 6'4"), ideal as a child's bedroom or office. The room features a window and simple décor that allows for flexible use.

Bathroom
The family bathroom is located on the first floor and is finished with a clean and fresh design. It includes a bathtub with shower attachment, a wash basin, and a toilet. The neutral tiling and decorative border add a touch of style, while a window provides natural light and ventilation.

Ensuite Shower Room
The ensuite shower room attached to the main bedroom is stylishly tiled in black with contrasting white sanitaryware. It comprises a walk-in shower, a basin, and a toilet, with a window to the side allowing natural light to fill the space.

Entrance Hall
The entrance hall provides a welcoming start to the home, with stairs leading to the first floor. Neutral walls and carpeting create a light and airy feel, with access to the garage and downstairs cloakroom.

Cloakroom
The downstairs cloakroom is a handy addition to the ground floor, comprising a pedestal wash basin and a toilet. The space is neatly decorated with a tiled splashback and a framed picture, adding a touch of charm.

Rear Garden
The rear garden is a beautifully maintained outdoor space featuring a mix of artificial lawn and decking under a stylish pergola. Comfortable rattan-style seating and a dining table provide a lovely spot for relaxing or entertaining. The garden is enclosed with fencing and has mature greenery, creating a private and peaceful setting.

Garage
16'10" x 8'3" (5.12m x 2.52m)
The garage measures 5.12m by 2.52m (16'10" by 8'3") and offers ample space for vehicle parking or storage.

DISCLAIMER
JPM Estate Agents Ltd makes every reasonable effort to ensure that the information provided in our property particulars is accurate and up to date. However, the details have been supplied by the seller and are intended as a general guide only.

JPM Estate Agents Ltd cannot accept responsibility for any errors, omissions or inaccuracies within the particulars, and the information should not be relied upon as a statement or representation of fact. Measurements, descriptions, photographs and other information are provided for guidance and may be subject to change.

Prospective purchasers should satisfy themselves as to the accuracy of all information and make their own enquiries and investigations before proceeding with a purchase. Your appointed conveyancer is responsible for ensuring that the legal documentation and purchase contract adequately protects your interests.

If you identify any information within the particulars that you believe to be incorrect, please notify JPM Estate Agents Ltd so that we can raise this with the seller.

ANTI-MONEY LAUNDERING (AML) & IDENTIFICATION CHECK
In accordance with current Anti-Money Laundering Regulations, all purchasers whose offer is accepted on a property marketed by JPM Estate Agents Ltd will be required to complete an identification check and provide information relating to their source and proof of funds.

These checks are a legal requirement and must be completed before a sales memorandum can be issued. JPM Estate Agents Ltd uses a specialist third-party verification service to assist with completing these checks and verifying the information provided.

Road Map

Hybrid Map

Terrain Map

Floor Plan

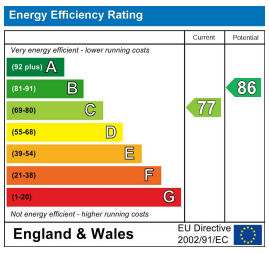
Total area: approx. 123.2 sq. metres (1325.6 sq. feet)

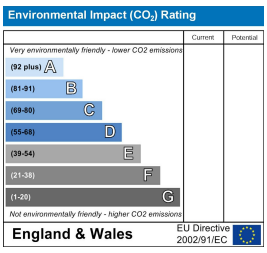
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Viewing

Please contact our JPM Estate Agents Ltd 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Finance House 192 Green Road, Penistone, South Yorkshire, S36 6BG
Tel: 01226610606 Email: enquiries@jpmestateagents.co.uk https://jpmestateagents.co.uk