

Saxton Mee

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**Mears Close Penistone Sheffield S36 6EZ**  
**Offers In The Region Of £270,000**

**St Luke's**  
Sheffield's Hospice

# Mears Close

Sheffield S36 6EZ

**Offers In The Region Of £270,000**

**\*\* FREEHOLD \*\* NO CHAIN \*\*** Situated near the end of this quiet cul-de-sac on this attractive corner plot is this two double bedroom detached bungalow which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking for three cars, a detached garage, uPVC double glazing and gas central heating. Located on the Pennine Trail and within easy walking distance of Penistone centre, amenities, schooling and the train station.

The living accommodation briefly comprises: enter through a side composite door into the entrance hall with two storage cupboards and access into the partly boarded loft space. The hall leads into the lounge, kitchen, the two bedrooms and the shower room. The open plan lounge and dining room has a bay window allowing natural light. The kitchen has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. There is housing for an oven, housing and plumbing for a washing machine, tumble dryer, fridge and freezer along with the wall mounted gas boiler. Both double bedrooms benefit from fitted wardrobes. The modern and contemporary shower room has a chrome towel radiator, double shower, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- MODERN & CONTEMPORARY SHOWER ROOM
- OPEN PLAN LOUNGE & DINING ROOM
- SEPARATE KITCHEN
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY FOR THREE CARS
- DETACHED GARAGE
- MOTORWAY NETWORKS
- AMENITIES, SCHOOLS & TRANSPORT LINKS





#### OUTSIDE

To the front of the property is a lawned garden with planted borders. A block-paved driveway provides parking for three cars and this continues down the side of the property to the detached garage with an electric door, side door, power and lighting. A gate opens to the enclosed rear garden which is laid to lawn and has a garden shed, greenhouse and planted borders.

#### LOCATION

Penistone centre offers a number of local amenities including a comprehensive range of shops, pubs, eateries and recreational activities. The surrounding schools are heralded with an exceptional reputation which cover all age groups, including Penistone Grammar School. The property is incredibly well served with the M1 motorway network within close proximity which provide access to Leeds, Sheffield and Manchester. On the cusp of open countryside and in close proximity the Pennine Trail.

#### MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

#### VALUER

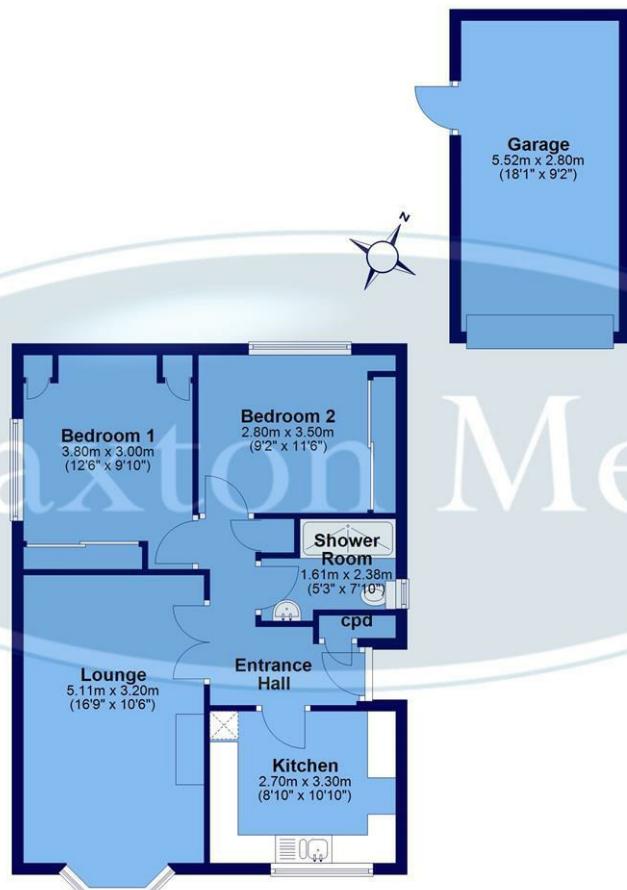
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## Ground Floor

Main area: approx. 58.8 sq. metres (632.6 sq. feet)

Plus garages: approx. 15.5 sq. metres (166.5 sq. feet)



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Plus garages, approx. 15.5 sq. metres (166.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths

Plan produced using PlanUp.

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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A
(B1-B1)	B
(B2-B9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	G