



Mears Close Penistone Sheffield S36 6EZ  
Price £299,995

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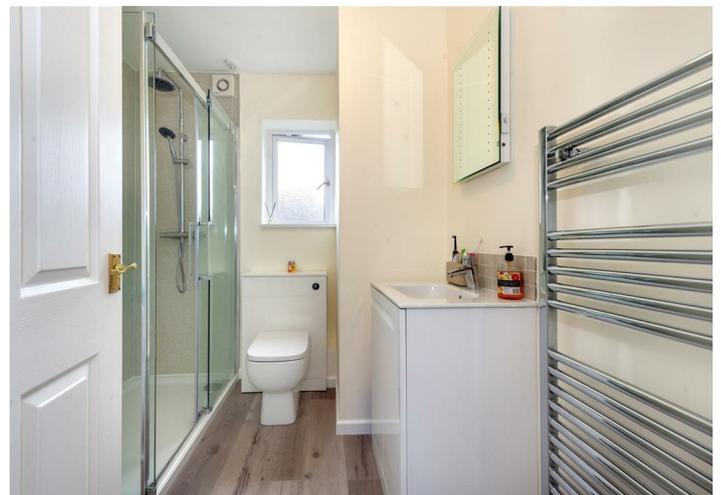
**\*\* FREEHOLD \*\*** Occupying a pleasant plot near the end of this quiet cul-de-sac enjoying lovely countryside views is this effectively extended two double bedroom detached bungalow which enjoys easily maintained gardens and benefits from a driveway providing off-road parking for two cars, a garage, uPVC double glazing and gas central heating. The property has been modernised by the current owners including a new kitchen and shower room, replastered, new roof, external windows and doors, new floor and redecorated. Located within easy walking distance of Penistone centre, amenities, schooling and the train station.

Tastefully decorated in neutral tones, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with two storage cupboards and access into the partly boarded loft space. The extended kitchen/diner has a range of wall, base and drawer units with a contrasting granite worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above, washing machine, fridge and freezer as well as a cupboard which houses the gas boiler and provides useful storage. There is a breakfast bar area and space for a table and chairs. The lounge has French doors opening onto the rear garden and a cast-iron wood burning stove with a granite hearth, which is the focal point of the room. A large opening then leads into the extended garden room, perfect for enjoying the lovely views.

There are two double bedrooms, both benefiting from fitted wardrobes. The modern and contemporary shower room has a chrome towel radiator, double shower enclosure, WC and wash basin set in a vanity unit.

- EARLY VIEWING ADVISED
- TWO DOUBLE BEDROOM BUNGALOW
- MODERNISED THROUGHOUT INCLUDING A NEW KITCHEN & BATHROOM
- EFFECTIVELY EXTENDED
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR UP TO TWO CARS
- GARAGE WITH NEW ROOF, ELECTRIC ROLLER DOOR & SIDE COMPOSITE DOOR
- EASILY MAINTAINED GARDENS
- LOVELY COUNTRYSIDE VIEWS
- MOTORWAY NETWORK
- AMENITIES & SCHOOLS





**OUTSIDE**

Front lawned garden and a driveway providing off-road parking for two cars. Garage with new roof, new electric roller door and new side composite door. The rear garden is mostly laid to lawn. Hardstanding for greenhouse. Three log stores.

**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.

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