



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Fir Tree, Thurgoland, Sheffield, S35 7BE

Offers Over £179,995

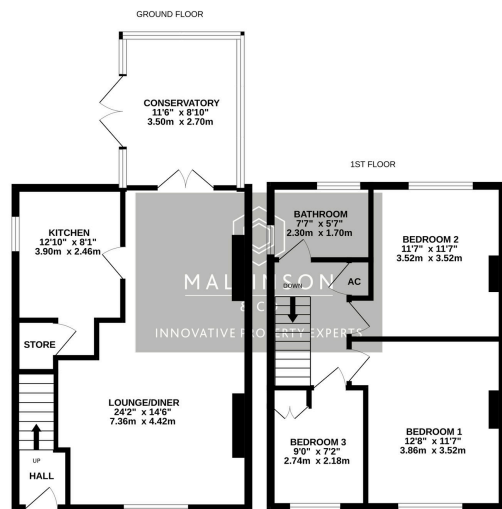
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- END TOWNHOUSE
- LOUNGE/DINER
- BREAKFAST KITCHEN
- GARDENS TO FRONT & REAR
- CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS 7 OPEN COUNTRYSIDE
- 3 BEDROOMS
- CONSERVATORY TO REAR
- DRIVEWAY PROVIDING OFF STREET PARKING
- OFFERS FURTHER DEVELOPMENT POTENTIAL
- SUITED TO FIRST TIME BUYER, YOUNG COUPLE OR FAMILY PURCHASER



TAKE A LOOK AT THIS ... OCCUPYING A LARGE CORNER PLOT POSITION IS THIS THREE BEDROOM END TOWNHOUSE PROPERTY, OFFERING A WEALTH OF DEVELOPMENT POTENTIAL, FEATURING A DRIVEWAY, OFF STREET PARKING, OPEN PLAN LOUNGE/DINER AND A CONSERVATORY. THE PROPERTY IS IDEALLY SUITED TO THE FIRST TIME BUYER, YOUNG COUPLE OR FAMILY PURCHASER, BEING CLOSE TO LOCAL AMENITIES, HIGHLY REGARDED SCHOOLS AND OPEN COUNTRYSIDE.



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurement of floor, ceiling, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with a prospective purchaser. The services of a surveyor should be obtained before any offer is made and for guidance should with a surveyor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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