



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Wellhouse Lane, Penistone, Sheffield, S36 8ER

Offers Over £465,000

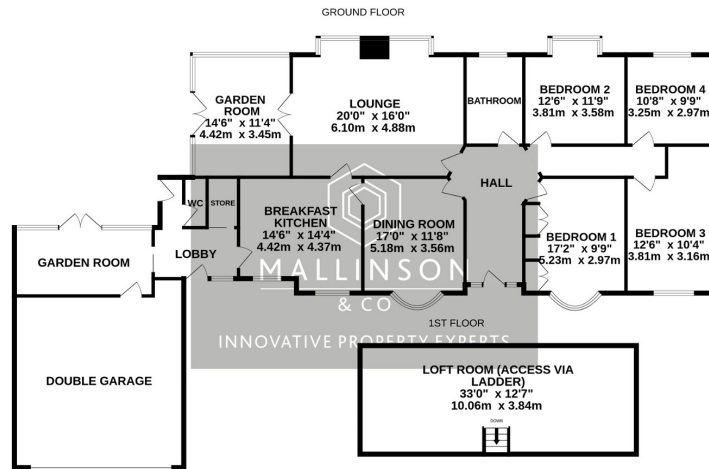
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- DETACHED BUNGALOW
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- MODERN KITCHEN & BATHROOM
- OUTSTANDING PLOT
- ENDLESS DEVELOPMENT POTENTIAL
- GARDENS TO THE FRONT & REAR WITH FANTASTIC VIEWS
- DETACHED DOUBLE GARAGE & OFF STREET PARKING
- WITHIN WALKING DISTANCE OF PENISTONE CENTRE AMENITIES
- EASY ACCESS TO OPEN COUNTRYSIDE



WHAT AN OPPORTUNITY ... SITUATED WITHIN A LARGE PLOT IS THIS BEAUTIFULLY APPOINTED, FOUR BEDROOM DETACHED BUNGALOW OFFERING A WEALTH OF DEVELOPMENT POTENTIAL AND IS IDEALLY SUITED TO A COUPLE OR FAMILY PURHCASER. THE PROPERTY FEATURES THREE RECEPTION ROOMS, MODERN KITCHEN AND BATHROOM AS WELL AS RETAINING MANY ORIGINAL FEATURES AND IS SET WITHIN WALKING DISTANCE OF PENISTONE CENTRE WITH EASY ACCESS TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(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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Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT