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INNOVATIVE PROPERTY EXPERTS

Ings Way, Penistone, Sheffield, S36 7GL

Offers Over £315,000

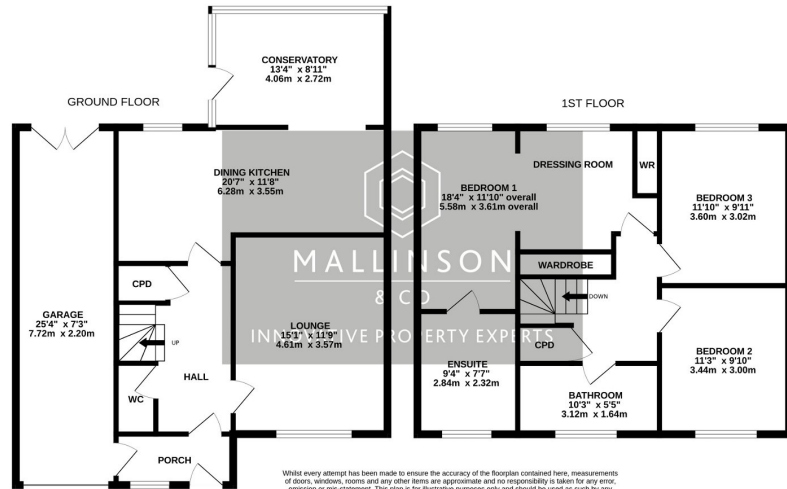
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TAKE A LOOK AT THIS. LOCATED WITHIN THE HIGHLY REGARDED RURAL VILLAGE OF INGBIRCHWORTH IS THIS EXCEPTIONAL DOUBLE STOREY EXTENDED 3 DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME OFFERING A WEALTH OF ACCOMMODATION, FEATURING A SUPERB BEDROOM 1 WITH LARGE DRESSING ROOM AND EN SUITE AND AN OPEN PLAN KITCHEN INCORPORATING A GARDEN ROOM. THE PROPERTY IS IDEALLY SUITED TO THE FAMILY PURCHASER OR COUPLE GIVING EASY ACCESS TO STUNNING OPEN COUNTRYSIDE, CLOSE TO LOCAL AMENITIES AND SCHOOLS.

A Upvc double-glazed entrance door opens into an entrance porch with an exposed stone feature, a front facing window and a tiled floor. This gives access to the integral garage and the main inner hallway via a hardwood part-glazed door. The main hallway has Amtico finish to the floor, and this gives access to the formal lounge and downstairs W.C. A staircase rises to the first-floor landing, having a useful understairs cupboard and this also gives access to the open plan living kitchen to the rear of the property. The living room is a front facing principal reception room having a large, double-glazed window with a pleasant aspect. There is a radiator, focal point fireplace with space for an electric fire. The downstairs W.C. features a push button W.C., wall mounted wash hand basin, part tiling to walls, fully tiled floor and extractor fan. The open plan living kitchen incorporates the garden room to the rear of the property, creating a stunning family orientated room. The kitchen features wall and base units in Shaker style with contemporary fitments and a roll top work surface incorporating the sink unit. There is space for a slimline dishwasher, space for a Range style oven with extractor fan and also a fridge freezer. There is an overhanging breakfast bar space, inset spotlighting and ample space for a dining table and there is a fully slated tiled floor. This opens into the garden room featuring a vaulted ceiling giving access onto the landscaped rear garden, again having a fully slated floor. A staircase gives access to the first-floor landing and in turn to 3 generous bedrooms, the house bathroom and attic loft space via a hatch. There is also a cupboard at the top of the stairs housing the combination boiler and providing storage. Bedroom 1 is an exceptional room presented to the rear elevation which could be





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 for any prospective purchase. 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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- 3 DOUBLE BEDROOMS
- EN SUITE AND DRESSING ROOM TO BEDROOM 1
- HIGHLY REGARDED VILLAGE LOCATION
- WALKING DISTANCE OF VILLAGE PUB
- LANDSCAPED REAR GARDEN
- OPEN PLAN KITCHEN
- GARDEN ROOM EXTENSION
- EASY ACCESS TO LOCAL AMENITIES
- CLOSE TO HIGHLY REGARDED SCHOOLS
- IDEAL FOR FAMILY PURCHASER OR COUPLE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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