

Website Quickref.:PE/9/2009/7655/7655

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5 Cubley Brook Court, Cubley, Sheffield, S36 6DQ

Price: £149,950

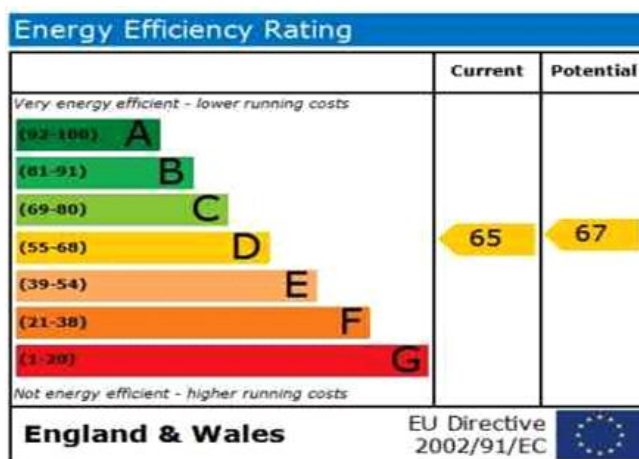
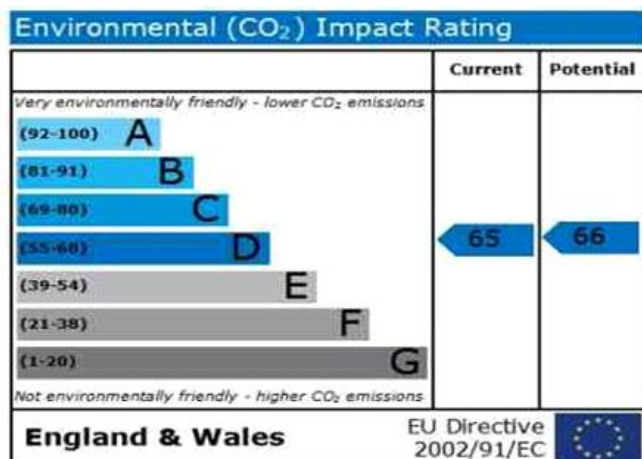
Viewing: Contact the agents



A three bedroomed detached house situated on a small cul-de-sac which is positioned within walking distance of Penistone centre. The property has undergone a recent programme of modernisation boasting modern fitments to the kitchen and bathroom, whilst benefiting from gas central heating, double glazing and off road parking for several vehicles and a garage which has been converted to a separate garden room. Comprising reception hall, breakfast kitchen, living room, landing, three bedrooms and bathroom.

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PHOTOS



ADDITIONAL NOTES

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GROUND FLOOR

A double glazed entrance door to the side opens to the hallway which has a stone tiled finish to the floor and useful storage cupboard beneath the stairs.

DINING KITCHEN

Measuring 14'8 x 10'4 (4.47m x 3.15m) Presented with a recently installed range of fitted furniture comprising base cupboards with matching drawers sat beneath a solid wood worksurface that incorporates a double drainer and has an inset Belfast style pot sink with mixer tap. The room has matching wall cupboards, stone tiled splashback to the walls, two double glazed windows allowing good levels of natural light, radiator and an inset Range Master double oven with five ringed gas hob and fitted extractor hood over. Plumbing for washing machine.

LIVING ROOM

Measuring 12' x 15' (3.66m x 4.57m) A well presented reception room with double glazed bow window and part glazed stable style door opening onto the rear garden. This room has staircase rising to the first floor level with storage beneath, oak effect laminate finish to the floor, radiator, cove moulding to ceiling and a modern wood fire surround with a marble inset and hearth which houses a living flame effect electric fire.

FIRST FLOOR

LANDING

With access to roof space and double glazed window. A cupboard houses the combination boiler.

BEDROOM ONE

Measuring 11'9 x 8'9 (3.58m x 2.67m) With double glazed window, radiator, laminate finish to the floor and a built-in wardrobe.

BEDROOM TWO

Measuring 8'2 x 10'3 (2.49m x 3.12m) With double glazed window, radiator, laminate finish to floor and wardrobe.

BEDROOM THREE

Measuring 9' x 6' (2.74m x 1.83m) With double glazed window overlooking the rear garden, radiator and a laminate finish to the floor.

BATHROOM

Presented with a modern suite finished in white comprising of a low flush WC, floating wash hand basin and panelled bath with Victorian style shower head over. The room has full tiling to three walls, frosted double glazed window and a heated chrome towel rail.

EXTERNALLY

To the front aspect of the property is a parking bay whilst a driveway to the side provides additional parking. To the rear elevation is an enclosed lawned garden with patio area and flower borders.

GARAGE

An up and over entrance door opens to the front aspect of the garage which provides a small storage area. The remainder of the garage has been converted to an outdoor play room/office and measures 14' x 9' (4.27m x 2.74m) having laminate finish to the floor, power, lighting and built-in storage cupboards. Double glazed window to the side in addition to a side entrance door. Beyond the garage is an adjoining outdoor shed.

SERVICES

Mains gas Mains electricity Mains water Mains drainage

ADDITIONAL NOTES

Fixtures and fittings by separate negotiation

DETAILS PREPARED

These details were prepared from an inspection of the property and information provided by the vendor on 17 September 2009

DIRECTIONS:

From Penistone town centre proceed up the High Street and onto Mortimer Road and in the dip Cubley Brook Court is a turning on the right hand side.

NOTES

MEASUREMENTS: These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

NOTE: The seller does not include in the sale any carpets, floor coverings, curtains, blinds, light fittings, furnishings, elec-trical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these par-ticulars as forming part of the sale.

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