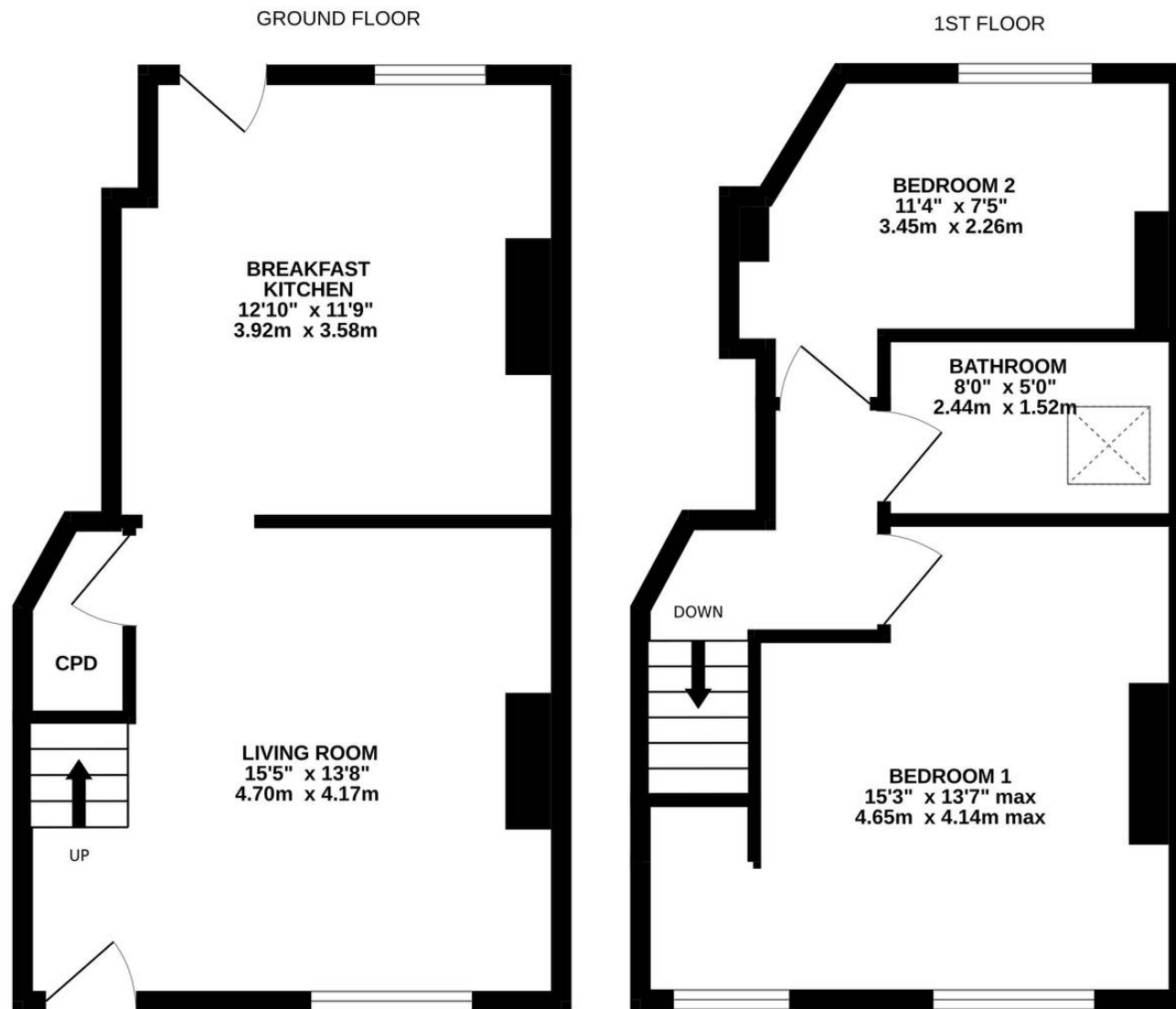




## Downing Square, Penistone

Sheffield

Offers in the Region of **£170,000**



**DOWNING SQUARE**

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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## Downing Square, Penistone

Sheffield

**A CHARMING TWO DOUBLE BEDROOM PERIOD COTTAGE OFFERING A WEALTH OF CHARACTER, IN A CONVENIENT POSITION JUST A SHORT DISTANCE FROM PENISTONE CENTRE WITH ITS MANY AMENITIES TO OFFER INCLUDING TRAIN STATION, SCHOOLING AND TRANS PENNINE TRAIL. WELL PRESENTED THROUGHOUT AND OFFERING GENEROUS DIMENSIONS WITH PERIOD FEATURES IN THE FORM OF EXPOSED TIMBERS AND STONEMWORK.** The two storey accommodation is as follows: To ground floor, living room and breakfast kitchen. To first floor, there are two double bedrooms and modern family bathroom. Outside there is a low maintenance garden space. A charming home in a convenient position, with a viewing recommended to appreciate the character and position on offer.

- CHARMING PERIOD COTTAGE
- OFFERS GENEROUS DIMENSIONS
- LOCATED IN CONVENIENT POSITION
- CLOSE TO PENISTONE'S MANY AMENITIES
- TWO DOUBLE BEDROOMS





### ENTRANCE

Entrance gained via uPVC and obscure glazed door into entrance hallway with staircase rising to first floor, wall light and central heating radiator, with an open plan feel through to the living room.

### LIVING ROOM

15' 5" x 13' 8" (4.70m x 4.17m)

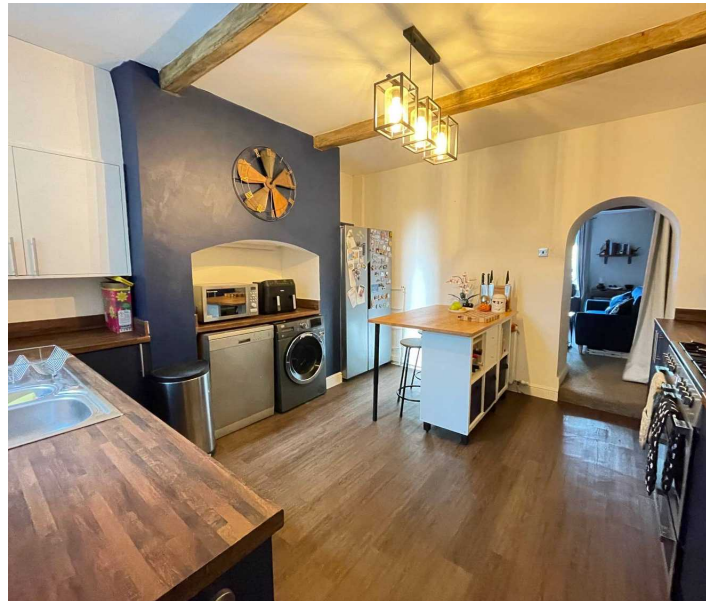
A well proportioned front facing reception space, with exposed timber beams to the ceiling, feature stone fire place, two walls lights, central heating radiator and uPVC double glazed window to the front. There is access to cupboard underneath the stairs. Archway then leads through to the breakfast kitchen.



## BREAKFAST KITCHEN

12' 10" x 11' 9" (3.92m x 3.58m)

With wall and base units, wood effect laminate worktops with matching upstand, space for range cooker with stainless steel splashback. There is plumbing for a washing machine, plumbing for a dishwasher and space for an American style fridge-freezer. There is a one and half bowl stainless steel sink with chrome mixer tap over, ceiling lights, exposed timber beams to the ceiling, central heating radiator, uPVC double glazed window to the rear and uPVC and obscure glazed door giving access to the rear.





### FIRST FLOOR LANDING

Back from entrance, staircase rises to first floor landing with exposed stonework on the staircase. The landing has ceiling light and access to the following rooms.

### BEDROOM ONE

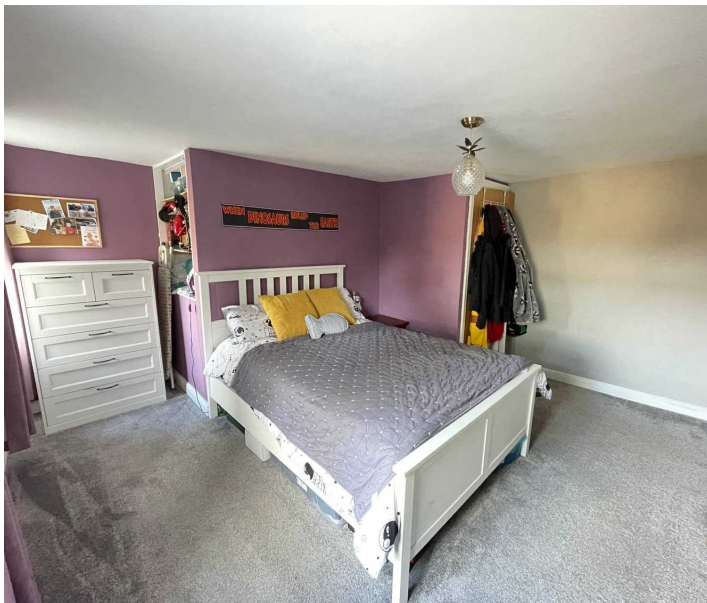
15' 3" x 13' 7" (4.65m x 4.14m)

Superbly proportioned principal bedroom, enjoying a high degree of natural light via two separate uPVC double glazed windows to the front. There is ceiling light and central heating radiator with shelving above the stairs.

### BEDROOM TWO

11' 4" x 7' 5" (3.45m x 2.26m)

Double bedroom, currently being used as a home office. There is ceiling light, central heating radiator and uPVC double glazed window to the rear.



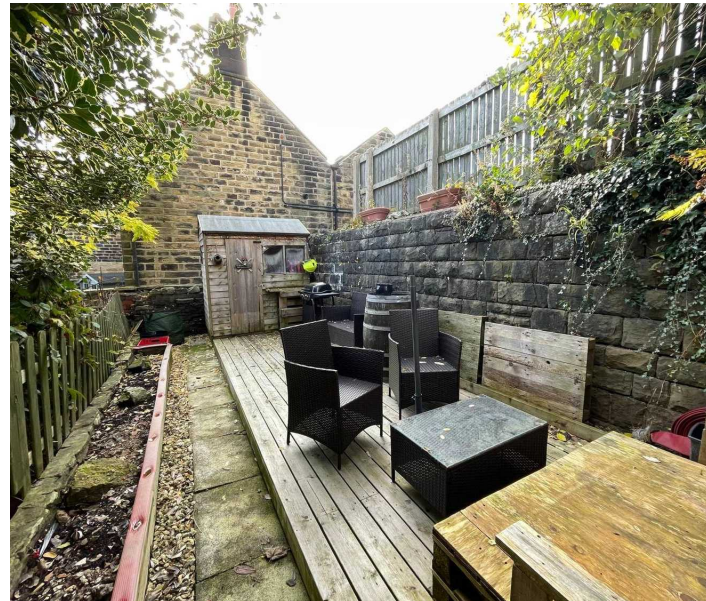
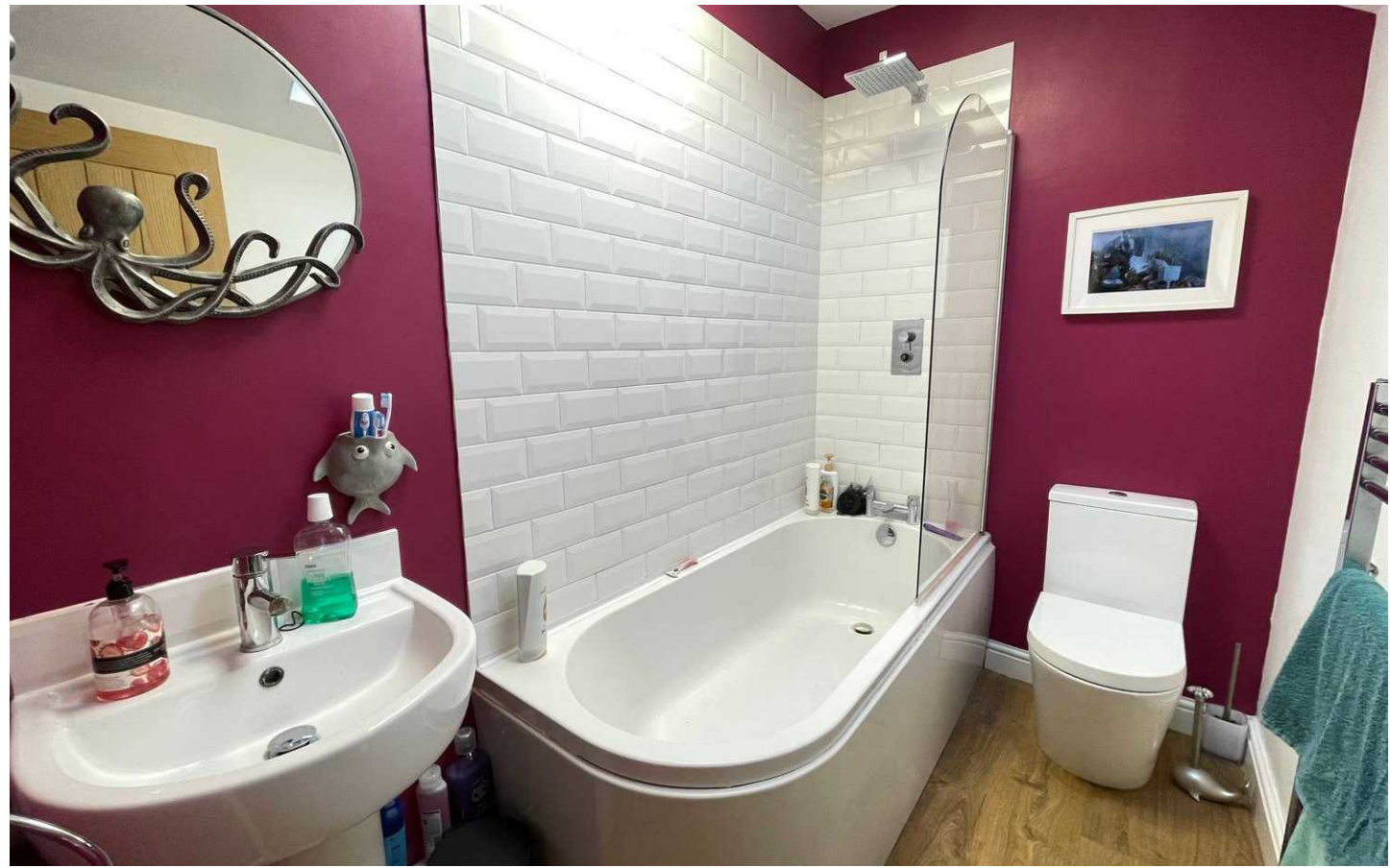
## BATHROOM

8' 0" x 5' 0" (2.44m x 1.52m)

Comprising a three piece modern white suite, in the form of close coupled W.C., pedestal basin with chrome mixer tap over, bath with chrome mixer tap and mains fed shower over with glazed shower screen. There is ceiling light, part tiling to walls, wood effect flooring, chrome towel rail/ radiator and Velux skylight.

## OUTSIDE

The property comes with its own private garden, which is a short walk from the back door past neighbouring properties. It is predominantly a decked seating area with a flagged path, flower bed and space for a shed.



**ADDITIONAL INFORMATION:**

The EPC rating is D-67 and the Council Tax band is an A.

**VIEWING:**

For an appointment to view, please contact the Penistone office on 01226 762400.

**BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process, keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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Saturday – 9am to 2pm

Sunday – 11am to 1pm





## Simon Blyth Estate Agents

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