



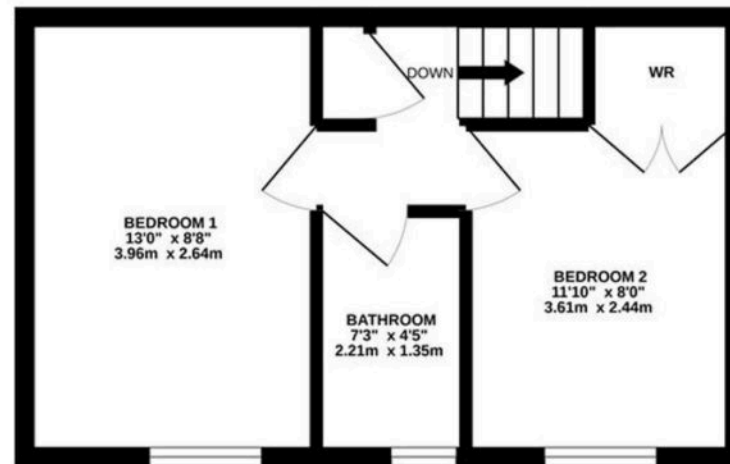
**The Green, Penistone**  
Sheffield

Offers in Region of **£185,000**

## GROUND FLOOR



## 1ST FLOOR



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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## The Green

Penistone, Sheffield

OCCUPYING A QUIET TUCKED AWAY POSITION, YET WITHIN EASY REACH OF PENISTONE TOWN CENTRE, WE OFFER TO THE MARKET THIS BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED COTTAGE, WHICH IS WELL PRESENTED THROUGHOUT AND OFFERS A MIX OF PERIOD CHARM WITH MODERN FIXTURES AND FITTINGS. Well positioned for access to the Trans Pennine Trail, local schooling and train station, this period stone-built home offers the following accommodation: - To ground floor: Open plan living dining kitchen. To first floor there are two bedrooms and bathroom. Occupying a little-known side street, we advise a viewing to fully appreciate this lovely position. The EPC Rating is E-50 and the Council Tax Band is B. NO UPPER VENDOR CHAIN.







## ENTRANCE

Entrance gained via composite and decoratively glazed stable-style door into living dining kitchen.

## LIVING DINING KITCHEN

A fabulous open plan space incorporating kitchen, living and dining spaces; with ample room for dining table and chairs and lounge furniture. Separated into two principal areas, the kitchen has a range of wall and base units in an ivory shaker style with contrasting solid wood worktops and solid wooden floor. There are integrated appliances in the form of Hotpoint electric oven with Whirlpool induction hob and chimney style extractor fan over.





## LIVING DINING KITCHEN

There is space for a fridge, plumbing for a washing machine and ceramic Belfast style sink with chrome mixer tap over. The living/dining space has a stone flagged floor and a fireplace with space for an electric fire. There are two ceiling lights, part coving to the ceiling and two uPVC double glazed sash style windows to front.







## FIRST FLOOR LANDING

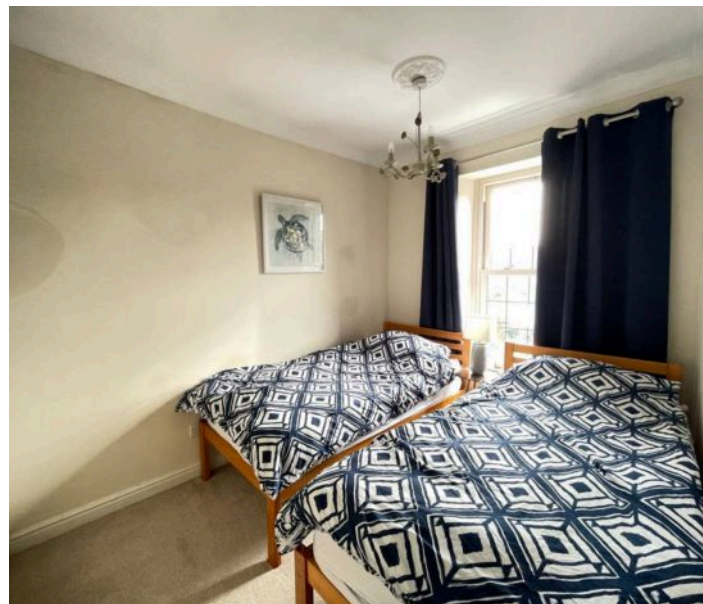
Staircase rises to first floor with storage cupboard underneath. First floor landing has ceiling light and built-in cupboard providing storage. Here we gain access to the following rooms:

### BEDROOM ONE

A double bedroom with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed sash window to front.

### BEDROOM TWO

With built-in wardrobes, ceiling light, coving to the ceiling, central heating radiator, uPVC double glazed sash window to front and access to loft via a hatch.





## BATHROOM

Comprising a three-piece white suite in an antique style; with low-level W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap with separate Triton electric shower over. There are inset ceiling spotlights, travertine tiling to walls and floor, underfloor heating, extractor fan, towel rail/radiator and obscure uPVC double glazed window to front.

## OUTSIDE

To the front there is a South facing, cottage style garden with timber gate, stone walling and access to outhouse store.



#### ADDITIONAL INFORMATION:

The EPC rating is a E-50 and the Council Tax band is a B.

#### VIEWING:

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

#### BOUNDARY OWNERSHIP

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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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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##### 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm





## Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street – S36 6DT

01226 762400

penistone@simonblyth.co.uk

www.simonblyth.co.uk/

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