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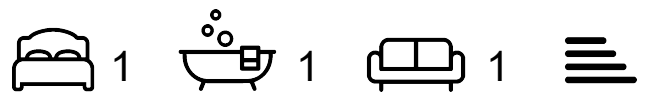


Downing Square

Penistone, Sheffield, S36 6AY

Guide Price £140,000

GUIDE PRICE £140,000 TO £150,000



UNIQUE COTTAGE PROPERTY

Nestled in the desirable location of Penistone, this charming 1 double bedroom end of terrace cottage offers a perfect blend of modern comforts and traditional charm. The property boasts a spacious lounge to the front, a kitchen, landing bathroom and large bedroom. Within close proximity to all amenities such as Penistone grammar school, shops on the local Penistone High Street, public transport and much more. The easy maintainable rear garden features a paved patio area, perfect for outdoor gatherings and relaxation. This property truly embodies the essence of a peaceful sanctuary coupled with practical amenities for today's lifestyle.

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Kitchen 16'4" x 4'3" (5m x 1.3m)

Living room 14'9" x 14'1" (4.5m x 4.3m)

Landing

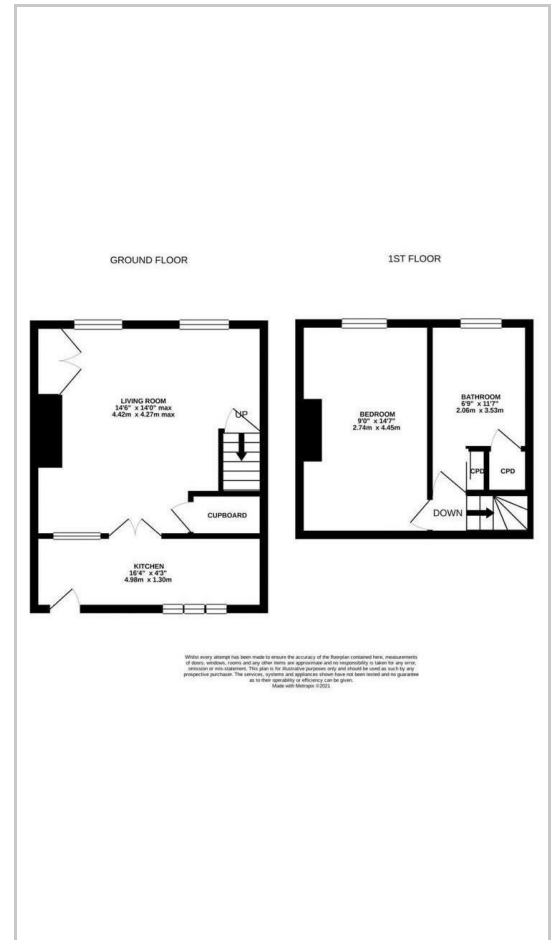
Bedroom one 9'2" x 14'9" (2.8m x 4.5m)

Bathroom 6'10" x 11'9" (2.1m x 3.6m)

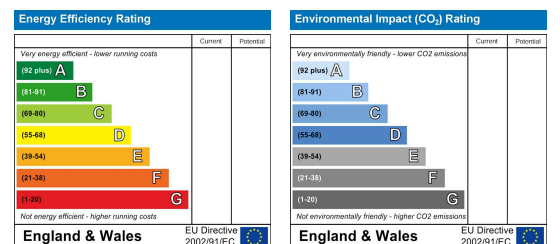
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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