



4 Anston Hall | North Anston | S25 4DB

Guide Price £260,000 to £270,000

Bell & Co Estates are delighted to present to the market The Butler's Pantry forming part of Anston Hall, a beautifully presented character home situated in the sought after residential area of North Anston. Briefly comprising; large Entrance Hallway leading to a stylish Kitchen with Dining Area and stunning stain glass window, WC, spacious rear facing Lounge with access to the garden. Upstairs the spacious landing gives with store room which could be used as a Study, four good sized Bedrooms, walk in wardrobes to one, a spiral staircase leading to another, and a stylish four-piece bathroom with freestanding bath, separate shower and houses the washer dryer. To the outside is an enclosed rear garden which is mainly laid to lawn with bushes, shrubs and patio area is the perfect entertaining space. To the front of the property there is off road parking within the private courtyard. Close to local amenities including, medical centre, pubs, restaurants, shops, schools and transport links.

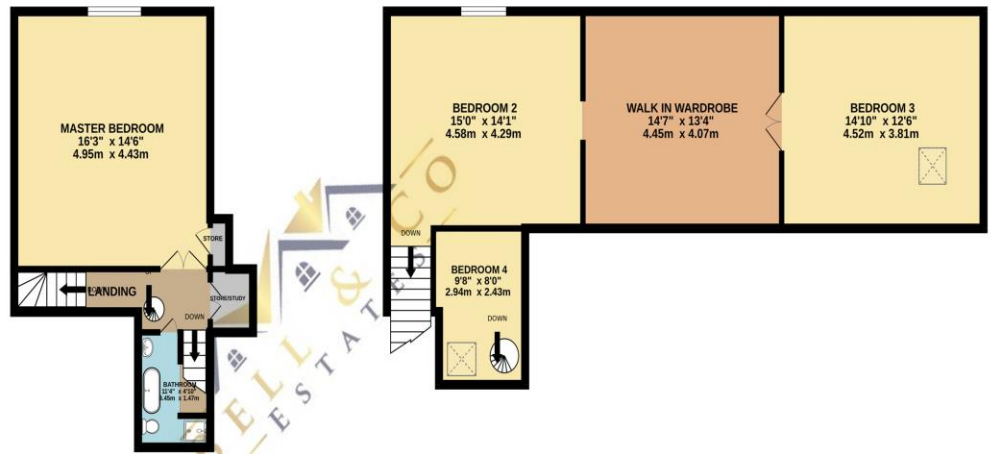
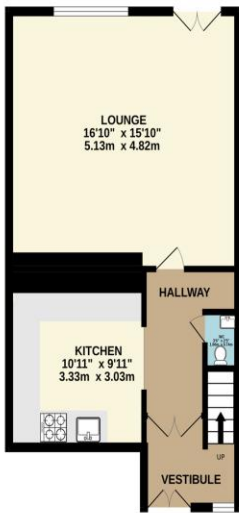
- Beautifully Presented Throughout
- Full of character
- Four Generous Sized Bedrooms
- Large Reception Room
- Large Entrance Hallway
- Downstairs WC
- Enclosed Rear Garden
- A MUST SEE!!



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.

2ND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 sq.m.) approx.

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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4 Anston Hall
Quarry Lane
North Anston
SHEFFIELD
S25 4DB

Energy rating

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Valid until
14 November 2031

Certificate number
2225-1151-7847-1141-1923

Property type Mid-terrace house

Total floor area 170 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements