



## 74a Main Street | North Anston | S25 4BE

£300,000

Bell & Co Estates are delighted to present this Three Bedroom Detached home tucked away on this popular street in the North Anston selling with no vendor chain. This is the first time this lovely home has come to the market since the current owners have lived here. In brief the property comprises of Entrance Hallway providing access to the front facing Lounge with stone built feature fireplace, this a lovely bright room over looking the driveway. Storage cupboard to the side of the front door then flowing through into a modern Kitchen Dinner with integrated appliances, velux windows beam with natural light. Side Sun Room which would make a great space to have your morning coffee listening to the sound of the birds. To the upstairs are three bedrooms, two with fitted wardrobes and family Bathroom complete with Shower over bath, WC and sink. To the side of the property is a low maintenance gravelled garden with plants and trees. To the front of the property is a long gravelled sweeping, gated driveway providing off road parking for multiple vehicles, leading to the Garage with grassed area to each side.

- No Chain
- Detached Home
- Village location of North Aston
- Three Bedrooms
- Modern Kitchen / Diner
- Spacious Lounge
- Rear Yard
- Large Front Drive with Garden



GROUND FLOOR  
810 sq.ft. (75.2 sq.m.) approx.

1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 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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## Contact Details

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74a Main Street  
North Anston  
SHEFFIELD  
S25 4BE

Energy rating

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Valid until  
**13 April 2034**

Certificate number  
**9076-3036-7204-6154-9204**

**Property type** Detached house

**Total floor area** 101 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 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