



6 High Street | South Anston | Sheffield | S25 5AY

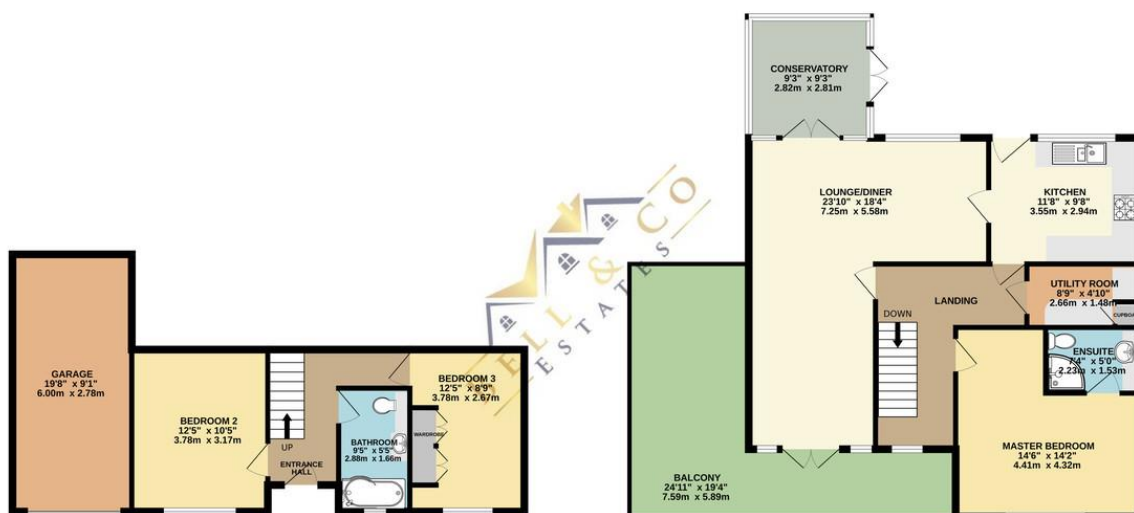
Guide Price £450,000 to £475,000

Bell & Co Estates are delighted to present this THREE Bedroom DETACHED house in the upmarket village of South Anston sitting on 1/3 of an acre FREEHOLD and approached by a long tree lined driveway, selling with NO VENDOR CHAIN. This property is a uniquely designed upside-down secluded family home, full of character and with potential to further develop in a variety of ways. To the ground floor there is a double front facing Bedroom, a modern family Bathroom complete with shower over bath and a further double Bedroom with fitted wardrobes, providing independence for older children. Upstairs is a LARGE Lounge with double doors opening at the front onto the BALCONY with spectacular views across Anston. To the rear of the living room are patio doors which open into the spacious CONSERVATORY. Within the L-shaped Living Room is a Dining area which leads to the KITCHEN overlooking the beautiful and tranquil garden and gives access to the Utility Room which houses the boiler. The ensuite MASTER BEDROOM also on the first floor complete with separate shower cubicle. Outside is a large tree-lined Driveway providing AMPLE PARKING, an integral garage and adjacent grassed area. There is access to the side of the property which leads you to a large ENCLOSED SOUTH FACING rear private garden where you will find a large PATIO AREA and garden over TWO LEVELS with two sheds and a greenhouse.



GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 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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6 High Street
South Anston
SHEFFIELD
S25 5AY

Energy rating

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Valid until
8 January 2033

Certificate number
4117-6829-1050-0891-8202

Property type Detached house

Total floor area 108 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 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