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51 NETHERTHORPE WAY SHEFFIELD, S25 4FL

£154,950
LEASEHOLD

For sale with no upper chain is this three bedroom semi detached family home, situated in a much sought after location of North Anston, close to local schools, shops and amenities. This property is in need of some attention and priced to sell. In brief comprising of an entrance porch, entrance hallway, fitted kitchen, lounge diner, rear entrance porch and breakfast room. On the first floor are three well proportioned bedrooms and a family bathroom suite. Outside are front and rear gardens, long driveway with parking for several vehicles and a detached garage.

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51 NETHERTHORPE WAY

• THREE BEDROOM SEMI DETACHED FAMILY HOME • MUCH SOUGHT AFTER LOCATION OF NORTH ANSTON NEAR SHEFFIELD AND WORKSOP • IN NEED OF RENOVATION • LOUNGE DINER • THREE WELL PROPORTIONED BEDROOMS • RECENTLY FITTED COMBINATION CENTRAL HEATING BOILER • FRONT & REAR GARDENS • LONG DRIVEWAY & DETACHED GARAGE • CLOSE TO LOCAL SCHOOLS & AMENITIES • CLOSE TO A1 AND M1 MOTORWAY LINKS



ENTRANCE PORCH

Having front and side facing UPVC double glazed windows, front facing UPVC double entrance door leading into the entrance porch, tiled flooring and a front facing entrance door leading into the entrance hallway

ENTRANCE HALLWAY

Having a staircase leading to the first floor landing, under storage cupboard, central heating radiator, laminated wood flooring and a door giving access into the kitchen.

KITCHEN

Having a range of wall and base units with complementary worksurfaces incorporating a stainless steel sink unit with mixer tap, space for freestanding appliances including an electric cooker, dishwasher and fridge, partly tiled to the walls, laminated wood flooring, side facing UPVC double glazed window, power points and doors giving access into the lounge diner and rear entrance porch.

REAR ENTRANCE PORCH/UTILITY

Side and rear facing UPVC double glazed windows, rear facing UPVC double glazed entrance door leading into the rear garden, plumbing for the automatic washing machine, power points, worksurface and a door giving access into a breakfast room.

BREAKFAST ROOM

Rear facing UPVC double glazed window, wood panelling to the walls, central heating radiator and a door giving access into the lounge diner.

LOUNGE

The lounge has a front facing UPVC double glazed window, coving to the ceiling, featured fireplace with an electrical effect fire, power points and laminated flooring continuing through into the dining room.

DINING ROOM

Rear facing window, central radiator and power points.

FIRST FLOOR LANDING

Having a side facing UPVC double glazed window, access hatch to the loft space which houses the recently fitted combination central heating boiler, doors giving access to three bedrooms and the family bathroom.

BEDROOM ONE

Having a front facing UPVC double glazed window, central heating radiator, laminated wood flooring, power points and TV point

BEDROOM TWO

A second double bedroom, UPVC double glazed window, central heating radiator, storage with hanging rail and shelving, laminated wood flooring and power points.

BEDROOM THREE

A good sized third bedroom, front facing UPVC double glazed window, central heating radiator, power points, over stair storage cupboard with hanging rail and shelving.

FAMILY BATHROOM

A three-piece suite in white comprising of a panel bath with a shower mixer tap, pedestal hand wash basin, low flush WC, tiled to the walls, vinyl laminated effect floor

covering, central heating radiator and a rear facing obscure UPVC double glazed window

OUTSIDE

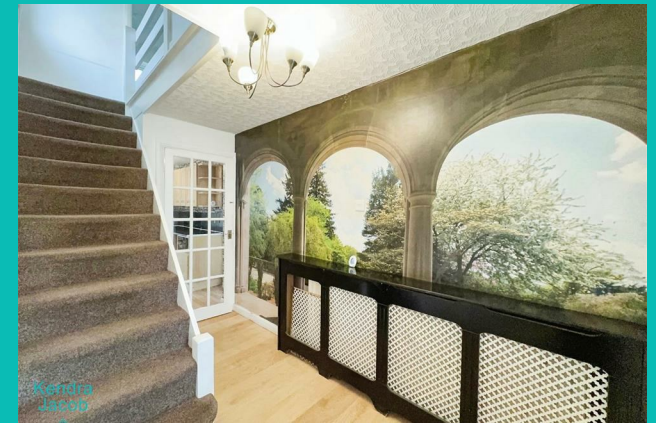
To the front of the property is an open plan garden, mainly laid to lawn with well-stocked borders and a long driveway which in turn leads to the detached garage and rear garden.

To the rear of the property is a low maintenance garden, pebble area paved seating area and gate access to the rear of the property.

GARAGE

A detached garage with up and over door and side entrance door to a workshop at the rear of the garage

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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band B

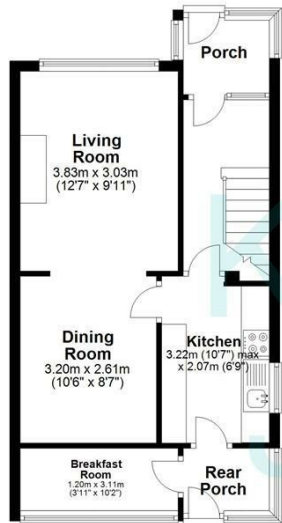
Viewings – By Appointment Only

Floor Area – 1008.20 sq ft

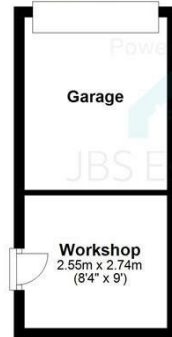
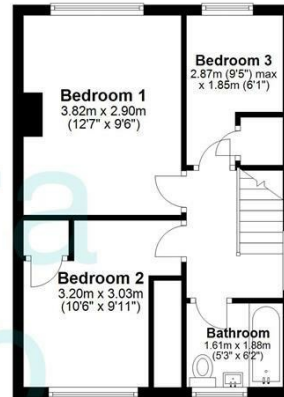
Tenure – Leasehold



Ground Floor
Approx. 58.6 sq. metres (631.1 sq. feet)



First Floor
Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 93.7 sq. metres (1008.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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