



Main Street, North Anston Sheffield S25 4BE

welcome to

Main Street, North Anston Sheffield

NEW HOME !!! EXCELLENT LOCATION IN THE VILLAGE OF OLD NORTH ANSTON. THE PROPERTY SHOULD BE COMPLETED JAN/FEB 2024.
REGISTER YOUR INTEREST NOW.



Entrance Hall**Dining Room**

15' 8" x 14' (4.78m x 4.27m)

Lounge

11' 9" x 17' 8" (3.58m x 5.38m)

Kitchen

15' 8" x 10' 2" (4.78m x 3.10m)

Downstairs Wc**Utility Room**

8' x 6' 4" (2.44m x 1.93m)

Bedroom One

12' 3" x 10' 3" (3.73m x 3.12m)

En-Suite Shower Room**Bedroom Two**

10' x 13' 4" (3.05m x 4.06m)

Bedroom Three

12' x 11' maximum (3.66m x 3.35m maximum)

Bedroom Four

9' 3" x 9' 8" (2.82m x 2.95m)

Family Bathroom**Exterior**

Enclosed garden to the rear with patio area.

Driveway to the side leading to the detached garage.

Garage

Stone built garage with power and lighting.

Specification

1. Architect certificate
2. Kitchens by Wren with integrated appliances
3. Ideal combination boiler
4. Bathroom by City plumbing, partially tiled
5. Smoke detectors
6. TV data points and intruder alarm system
7. Cavity wall and loft insulation
8. Walls and ceilings finished in white with white gloss to woodwork
9. Turfed and paved garden
10. Driveway finished in Tarmac

The property is Freehold.



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welcome to

Main Street, North Anston Sheffield

- NEW HOME.....STONE BUILT FOUR BEDROOM DETACHED
- EXCELLENT FAMILY HOME, IN THIS SOUGH AFTER VILLAGE
- WELL PLACED FOR MOTORWAY COMMUTING
- COMPLETION OF BUILD JAN/FEB 2024
- CALL FOR FURTHER DETAILS

Tenure: Freehold EPC Rating: Exempt

£420,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT106798 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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