

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.





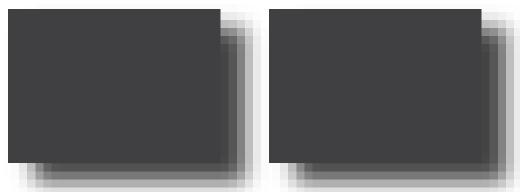
welcome to

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



view this property online williamhbrown.co.uk/Property/DGT106798





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.

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