





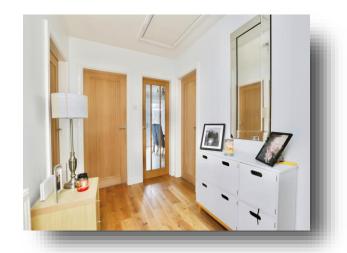




welcome to

Casson Drive, Harthill Sheffield

OPEN TO VIEW DAY 1st June 11am-1pm. Strictly by appointment only. A GEM OF A PROPERTY NOT TO BE OVERLOOKED.....exceptionally well presented and maintained three bedroom detached bungalow. Located within the much sought after area of Harthill where bungalows do not come to the market very often.













Porch

Composite front entrance door opens into the porch with built in cupboard and further door to the inner hallway.

Inner Hallway

Complimented with wooden flooring and central heating radiator.

Kitchen

12' 2" x 9' 2" (3.71m x 2.79m)

Fitted with a range of white gloss base and wall units with worktops incorporating an inset sink and drainer with tiling to the surrounds. Integrated appliances comprise of double oven in a housing unit, induction hob with extractor hood, fridge freezer and dishwasher. Plumbing for washing machine. Side facing double glazed window and door.

Dining Room Or Third Bedroom

11' x 8' 4" (3.35m x 2.54m)

Currently utilised as the dining room featuring oak wooden flooring, double glazed French doors and central heating radiator.

Lounge

18' 2" \times 16' 9" into the doorway (5.54m \times 5.11m into the doorway)

Impressive and tastefully decorated lounge with the main focal point being a contemporary wall mounted electric fire, oak wooden flooring, two central heating radiators. Front facing double glazed window with a further side double glazed window providing additional natural light to the room..

Bedroom One

11' x 13' 4" (3.35m x 4.06m)

Main bedroom with central heating radiator, double glazed window to rear aspect. Free standing wardrobe is included in the sale.

Bedroom Two

9' x 9' (2.74m x 2.74m)

A further double bedroom with side facing double glazed window and radiator.

Bathroom

Beautiful bathroom with double walk in shower enclosure featuring a rainfall shower head. Vanity hand basin incorporated into a base unit. Wall mounted vanity mirror. Low flush WC, heated towel rail. The bathroom is fully tiled to the walls. Side facing double glazed window.

Outside And Gardens

The bungalow stands within a generous corner plot and offers parking for several vehicles and could easily accommodate a motorhome or caravan. The garden to the front is lawned with planted borders and dwarf wall around. A block paved pathway extends to the side and leads to the rear enclosed garden again laid to lawn with paved patio area.

Detached Garage

Detached garage having power and lighting.





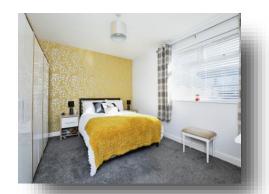
welcome to

Casson Drive, Harthill Sheffield

- OPEN TO VIEW DAY 1st June 11am-1pm
- Three bedroom detached bungalow, Maintained to high standard
- Enjoying an excellent corner plot with ample parking
- Offered for sale with no upward chain
- Council tax band C

Tenure: Freehold EPC Rating: D

£335,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT106824



Property Ref: DGT106824 - 0005 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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