









welcome to

West Bank Drive, South Anston Sheffield

A UNIQUE OPPORTUNITY TO ACQUIRE THIS SPACIOUS FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE. Never having been to the market before this has been a loving family home for many years and now is the time to make it your own. Requires some modernisation but has fabulous potential.













Entrance Hallway

Double glazed front door opens into an inviting hallway with radiator and understairs cupboard.

Cloakroom

Comprises of low flush WC, vanity hand basin, radiator and double glazed window.

Study

7' 9" x 7' 9" (2.36m x 2.36m)

Having a rear facing double glazed window and central heating radiator.

Lounge

23' 1" x 12' (7.04m x 3.66m)

Well proportioned lounge featuring a wall mounted gas fire, two central heating radiators. Front facing double glazed window with rear double glazed patio doors allowing additional natural light to the room.

Dining Room

14' 9" x 9' 1" (4.50m x 2.77m)

Having a double glazed bow window to the front aspect. Central heating radiator.

Kitchen

13' x 9' 9" (3.96m x 2.97m)

The kitchen requires modernisation and currently comprises of base and wall units set above and below worktops with partial tiling to the surrounds. Inset sink and drainer, space for gas cooker, space for fridge and freezer. Plumbing for washing machine. A double glazed window overlooks the garden whilst to the side is a double glazed exit door. Wall mounted combination boiler.

First Floor And Landing

Stairs ascend from the hallway and feature a double glazed window to the front elevation, central heating radiator and airing cupboard. Further built in storage cupboard and access to the loft space.

Bedroom One

12' 1" into recess x 12' 2" (3.68m into recess x 3.71m) This is the main bedroom and has a radiator and

double glazed window to the rear elevation.

En-Suite

Comprises low flush WC, pedestal hand wash basin, shower enclosure (electric shower is not working). The room is partially tiled to the walls with central heating radiator and double glazed window.

Bedroom Two

elevation.

10' 3" x 12' 4" (3.12m x 3.76m)
Second double bedroom with central heating radiator and double glazed window to front

Bedroom Three

8' x 11' 6" (2.44m x 3.51m)

A further excellent sized room being rear facing with radiator and double glazed window.

Bedroom Four

8' 7" x 10' 1" (2.62m x 3.07m)

Front facing with central heating radiator and double glazed window.

Bathroom

Boasting a white suite with panelled bath, pedestal style hand wash basin, low flush WC, partial wall tile and heated towel rail. Double glazed window. (please note that the shower is not in working order)

Exterior And Gardens

The property stands prominently in a generous plot featuring a lawned frontage with planted borders and a driveway to the side which extends to the detached double garage. You will find a further lawned garden set over two levels at the rear with an array of plants and shrubs. There is a patio area for garden furniture and outside cold water supply.

Double Garage

20' x 15' 5" (6.10m x 4.70m) Having an electric door, power, lighting and inspection pit.

Additional Information

The property has roof solar panels.





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- FABULOUS POTENTIAL TO ACQUIRE A SPACIOUS **DETACHED FAMILY HOME**
- PRICED TO REFLECT THE NEED FOR MODERNISATION
- GENEROUS PLOT AND DOUBLE DETACHED GARAGE
- NO UPWARD CHAIN
- Council Tax Band E

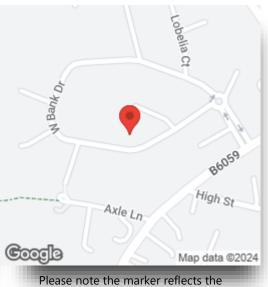
Tenure: Freehold EPC Rating: C

£330,000









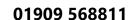
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