



West Bank Drive, South Anston Sheffield S25 5JG

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

10' 3" x 12' 4" (3.12m x 3.76m)

Second double bedroom with central heating radiator and double glazed window to front elevation.

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.



view this property online williamhbrown.co.uk/Property/DGT106947



welcome to

West Bank Drive, South Anston Sheffield

- 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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT106947



Property Ref:
DGT106947 - 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.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk