



**Sikes Road, North Anston Sheffield S25 4DX**



**welcome to**

**Sikes Road, North Anston Sheffield**

...This three bedroom semi detached house has been very well maintained and offers spacious accommodation with the added benefit of a detached garage to the rear. IDEAL FIRST TIME BUYER HOME. \*\*\*GUIDE PRICE £140,000 - £150,000\*\*\*



### **Lounge**

10' 9" x 12' 10" To side of chimney breast ( 3.28m x 3.91m To side of chimney breast )  
Front facing double glazed composite door leading into lounge having laminate flooring, front facing double glazed window and central heating radiator.

### **Inner Lobby**

Between the lounge and dining room. Having storage cupboard.

### **Dining Room**

12' 11" x 13' To side of chimney breast ( 3.94m x 3.96m To side of chimney breast )  
Spacious dining room with the main focal point of the room being the fireplace with gas fire. Rear facing double glazed window and central heating radiator.

### **Kitchen**

#### **Bedroom One**

10' 11" x 13' to side of chimney breast ( 3.33m x 3.96m to side of chimney breast )  
Master bedroom with double glazed window to the front elevation. Laminate floor covering, central heating radiator.

#### **Bedroom Two**

14' x 6' 5" ( 4.27m x 1.96m )  
Second double room with central heating radiator, carpeted flooring and double glazed window.

#### **Bedroom Three**

6' 4" x 9' 11" ( 1.93m x 3.02m )  
Rear facing bedroom with carpeted flooring, radiator and double glazed window.

### **Bathroom**

Featuring a panelled bath with electric shower over, low flush WC, pedestal hand wash basin, tiling to walls, radiator and double glazed window. Cupboard houses the combination boiler.

### **Exterior**

Small walled frontage whilst to the rear is a courtyard

with seating area, storage outbuilding with plumbing for washing machine.

### **Detached Garage**

The rear of the property has a driveway which leads to a detached garage.



**view this property online** [williamhbrown.co.uk/Property/DGT106911](http://williamhbrown.co.uk/Property/DGT106911)



welcome to

Awaiting Photograph

## Sikes Road, North Anston Sheffield

- Well presented three bedroom semi detached house
- Offering spacious accommodation
- Very popular area of North Anston
- Ideally placed for motorway connections
- Council Tax Band - A

Tenure: Freehold EPC Rating: D

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DGT106911](http://williamhbrown.co.uk/Property/DGT106911)



Property Ref:  
DGT106911 - 0008

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](mailto:dinnington@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**