



**Devonshire Drive, North Anston Sheffield S25 4AR**



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**Devonshire Drive, North Anston Sheffield**

PERFECT STARTER HOME....Located within this increasingly popular area of North Anston. The property is being sold with no upward chain and is conveniently placed for schools, shops, larger supermarkets and transport connections.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hallway

Double glazed door opens into the hallway having understairs storage housing the central heating boiler.

## Lounge

13' x 10' 2" maximum ( 3.96m x 3.10m maximum )  
With feature fireplace and inset gas fire, central heating radiator, wall lights and front facing double glazed window.

## Dining Room

10' 8" x 8' 8" ( 3.25m x 2.64m )  
With central heating radiator and double glazed patio doors giving access to the conservatory.

## Conservatory

11' 4" x 9' 3" ( 3.45m x 2.82m )  
A useful addition to ground floor accommodation and having an outlook over the garden. Featuring a tiled floor, central heating radiator and double glazed french doors.

## Kitchen

11' 10" x 7' 3" ( 3.61m x 2.21m )  
Fitted kitchen featuring cream gloss base and wall units set above and below wooden worktops with inset sink and drainer. Space for gas cooker, integrated dishwasher and plumbing for washing machine. Space for fridge/freezer. Double glazed side window and rear door to the garden.

## First Floor And Landing

With double glazed window to the side elevation, access into the loft space via a pull down ladder.

## Bedroom One

12' 7" x 9' 6" maximum ( 3.84m x 2.90m maximum )  
Main bedroom with radiator and double glazed window to the front elevation.

## Bedroom Two

10' 6" maximum x 9' 6" ( 3.20m maximum x 2.90m )  
Second double bedroom being rear facing with double glazed window and radiator. Airing cupboard.

## Bedroom Three

10' 2" x 6' 5" maximum ( 3.10m x 1.96m maximum )  
Single bedroom with built in storage cupboard, central heating radiator and double glazed window.

## Bathroom

White suite comprising panelled bath with shower over, low flush WC, pedestal hand wash basin, radiator and double glazed window.

## Exterior And Gardens

The front of the house is lawned with a driveway to the side extending to the detached garage. To the rear is a further lawned garden with cold water supply.

## Detached Garage

Having up and over door, power and lighting and useful roof storage.



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## Devonshire Drive, North Anston Sheffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI DETACHED HOUSE
- IDEAL STARTER HOME OR INVESTMENT PROPERTY

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 800 years from 01 Oct 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT106455 - 0004

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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.



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