









welcome to

Nursery Road, North Anston Sheffield

VIEWING ESSENTIAL! This three bedroom extended bungalow is worthy of a full inspection to appreciate the quality of the accommodation. Well maintained throughout by the current owners and close to local amenities, shops and transport links all within walking distance.













Entrance Hall

Side facing double glazed UPVC door, carpet flooring, central heating radiator, loft access and storage cupboard.

Dining Room

11' 11" x 11' 11" (3.63m x 3.63m)

Vinyl flooring, gas fire, central heating radiator and side facing double glazed window.

Kitchen

9' 4" x 13' 6" (2.84m x 4.11m)

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating ceramic sink and drainer, electric oven, gas hob, plumbing for dishwasher, plumbing for washing machine and space for fridge freezer. Cupboard housing combi boiler, vinyl flooring, central heating radiator and side facing double glazed window.

Lounge

15' 1" x 12' 11" (4.60m x 3.94m)

Vinyl flooring, central heating radiator, velux window and rear facing double glazed patio doors.

Bedroom One

15' 9" Into Bay x 10' 11" Into Recess (4.80m Into Bay x 3.33m Into Recess)

Carpet flooring, central heating radiator, fitted wardrobes and front facing double glazed bay window.

Bedroom Two

14' 6" Into Bay \times 10' 10" (4.42m Into Bay \times 3.30m) Carpet flooring, central heating radiator, fitted wardrobes and front facing double glazed bay window.

Bedroom Three

24' 11" x 7' 8" (7.59m x 2.34m)

Carpet flooring, fitted wardrobes, central heating radiator and rear facing double glazed window.

En Suite

Vinyl flooring, low flush WC, vanity wash hand basin and heated towel rail. Walk in rainfall shower, full wall tiling and spotlights to the ceiling.

Wet Room

Low flush WC, wash hand basin, electric shower and central heating radiator. Full wall tiling, side facing double glazed window and spotlights to the ceiling.

Outside Space

To the front of the property is a driveway for several vehicles, pebbled area and borders with mature bushes and trees. To the rear of the property is a patio seating area, lawned garden, artificial turf area, decked seating area and pebbled borders with mature trees and bushes.





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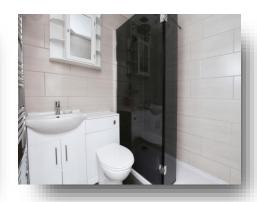
- THREE BEDROOM DETACHED BUNGALOW
- EFFECTIVELY EXTENDED
- WELL MAINTAINED THROUGHOUT
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

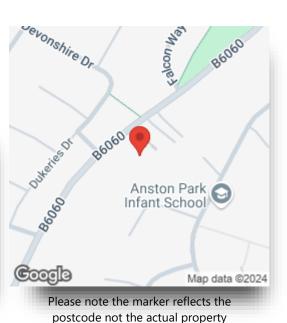
Tenure: Freehold EPC Rating: C

£350,000









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Property Ref: DGT107122 - 0004 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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