

# Nursery Crescent, North Anston SHEFFIELD S25 4BQ



## welcome to

# Nursery Crescent, North Anston SHEFFIELD

FIRST OR SECOND PROPERTY? THREE bedroom SEMI DETACHED property with OFF ROAD PARKING and DETACHED GARAGE. Fantastic location with great access to local amenities, schools and transport links. \*\*PRICE - £190,000\*\*













#### **Entrance Hall**

Laminate flooring, under stairs storage cupboard, side facing double glazed window and front facing double glazed UPVC entrance door.

#### Cloakroom

Laminate flooring, wash hand basin, low flush WC, central heating radiator and side facing double glazed window.

#### Lounge

14' 7" x 11' 5" ( $4.45m \times 3.48m$ ) Laminate flooring, front facing double glazed window, gas fire and central heating radiator.

#### **Dining Room**

9' 10" x 8' 11" ( 3.00m x 2.72m ) Laminate flooring, central heating radiator and rear facing double glazed patio doors.

#### Kitchen

Fitted kitchen with a range of shaker wall and base units set above and below worksurfaces incorporating sink and drainer, electric oven, induction hob, dishwasher, space for fridge freezer and plumbing for washing machine. Tiled flooring, central heating radiator, rear facing double glazed window and side facing double glazed UPVC stable door.

#### **Stairs And Landing**

Stairs rising to first floor accommodation with carpet flooring and side facing double glazed window.

#### **Bedroom One**

14' 7" x 11' 5" ( $4.45m \times 3.48m$ ) Carpet flooring, central heating radiator and front facing double glazed window.

### **Bedroom Two**

10' x 10' 4" (  $3.05m \times 3.15m$  ) Laminate flooring, central heating radiator and rear facing double glazed window.

### **Bedroom Three**

7' x 7' 4" ( 2.13m x 2.24m ) Carpet flooring, central heating radiator, rear facing double glazed window and stairs to attic room.

#### Bathroom

Three piece suite comprising low flush WC, wash hand basin and paneled bath with electric shower over. Tiled flooring, full wall tiling, central heating radiator, cupboard housing combi boiler and front facing double glazed window.

#### **Attic Room**

10' 10" RHH x 18' 1" ( 3.30m RHH x 5.51m ) Carpet flooring, side facing double glazed window and central heating radiator.

#### **Outside Space**

To the front of the property is a driveway for several cars and a pebbled area whilst the rear offers a patio seating area and lawned garden.

#### Garage

Detached garage with power, lighting and up & over door.





## welcome to

# Nursery Crescent, North Anston SHEFFIELD

- THREE BEDROOM SEMI DETACHED
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING
- DETACHED GARAGE
- CLOSE TO SCHOOLS & AMENITIES

Tenure: Freehold EPC Rating: D

# £190,000





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Property Ref:

DGT107145 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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# william h brown



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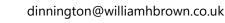
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Nursery

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Greenlands Park



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Please note the marker reflects the

postcode not the actual property

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