



Windsor Walk, South Anston Sheffield S25 5EL

welcome to

Windsor Walk, South Anston Sheffield

PERFECT VILLAGE LOCATION!! Spacious THREE bedroom SEMI DETACHED family home in the sought after village of SOUTH ANSTON. Benefiting from OFF ROAD PARKING, enclosed REAR GARDEN and DETACHED GARAGE.



Entrance Hall

Front facing double glazed upvc door leading into hallway having central heating radiator.

Lounge

16' 4" x 11' 5" (4.98m x 3.48m)

Spacious room with the main focal point being the electric fire. Having laminate flooring throughout, front facing double glazed window and two central heating radiators.

Dining Room

9' 1" x 13' 8" (2.77m x 4.17m)

Having a continuation of the laminate flooring, rear facing double glazed patio doors and side facing double glazed upvc door. Central heating radiator.

Kitchen

9' 11" x 14' 10" (3.02m x 4.52m)

Fitted kitchen with a range of wood wall and base units set above and below worksurfaces incorporating one and a half bowl sink and drainer. Appliances include built in electric oven and electric hob with cookerhood over. Space for fridge freezer and plumbing for washing machine. Large storage cupboard and further cupboard housing combi boiler. Side facing double glazed window and central heating radiator.

Stairs And Landing

Stairs rising to first floor having access to loft space and airing cupboard housing tank.

Bedroom One

12' Into recess x 12' 11" To wardrobes (3.66m Into recess x 3.94m To wardrobes)

Having fitted wardrobes and overhead cupboards to one wall. Front facing double glazed window and central heating radiator.

Bedroom Two

10' x 8' 2" (3.05m x 2.49m)

Fitted overhead cupboards to one wall. Rear facing double glazed window and central heating radiator.

Bedroom Three

6' 10" x 8' 2" (2.08m x 2.49m)

Side facing double glazed window and central heating radiator.

Bathroom

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with electric shower. Fully tiled walls, tiled flooring and spotlights to ceiling. Heated towel rail and rear facing double glazed window.

Outside Space

The property benefits from a driveway to the front allowing parking for several vehicles. Driveway leading down the side to garage and rear garden. To the rear is a laid to lawn garden with patio seating area perfect for garden furniture. Pebbled borders and a range of mature bushes and shrubs.

Garage

Having manual up and over door, power and lighting.



view this property online williamhbrown.co.uk/Property/DGT107176



welcome to

Windsor Walk, South Anston Sheffield

- OPEN VIEWS
- SOUGHT AFTER VILLAGE LOCATION
- DETACHED GARAGE
- VERSATILE DOWNSTAIRS SPACE
- *** PRICE - £200,000 ***

Tenure: Freehold EPC Rating: D

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107176



Property Ref:
DGT107176 - 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



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



williamhbrown.co.uk