

Hawkshead Crescent, North Anston SHEFFIELD S25 4JU



welcome to

Hawkshead Crescent, North Anston SHEFFIELD

Modern DETACHED BUNGALOW perfect if you are looking to downsize!! THREE bedrooms and additional CONSERVATORY. MODERN KITCHEN and AMPLE OFF ROAD PARKING. *** PRICE - £295,000 ***













Entrance Hall

Side facing double glazed upvc door leading into inviting hallway having central heating radiator. Storage cupboard housing combi boiler.

Lounge

18' 4" x 11' To side of chimney breast ($5.59m \times 3.35m$ To side of chimney breast)

Spacious lounge with the main focal point of the room being the feature gas fire. Front facing double glazed window and two central heating radiators.

Kitchen

17' 6" x 9' 8" (5.33m x 2.95m)

Modern fitted kitchen with a range of white high gloss wall and base units set above and below Quartz worktops incorporating inset sink and drainer. Built in double oven in housing unit and induction hob with cookerhood over. Integrated fridge freezer, washing machine, dishwasher and wine fridge. Karndean flooring, front and side facing double glazed window and central heating radiator.

Bedroom One

11' 7" To front of wardrobes x 9' 9" Into recess (3.53m To front of wardrobes x 2.97m Into recess) Fitted wardrobes providing storage. Rear facing double glazed window and central heating radiator.

Bedroom Two

8' 10" x 10' 11" (2.69m x 3.33m) Rear facing sliding door leading into conservatory. Central heating radiator.

Conservatory

9' 2" x 10' 1" (2.79m x 3.07m) Great additional space. Brick built conservatory having laminate flooring throughout. Large rear facing double glazed windows and side facing double glazed French doors. Central heating radiator.

Bedroom Three

8' 2" x 5' 6" (2.49m x 1.68m) Side facing double glazed window and central heating radiator.

Bathroom

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with electric shower over. Partial tiling to walls and vinyl flooring. Side facing double glazed window and central heating radiator.

Outside Space

Open plan lawned frontage with planted boarders and large driveway for several vehicles leading down the side of the property to detached garage. To the rear is a further laid to lawn garden with patio seating area perfect for garden furniture. Having raised boarders boasting a range of shrubs, mature trees and bushes. Storage shed.

Detached Garage

Having manual up and over door, power and lighting. Brick effect storage outbuilding to the rear.





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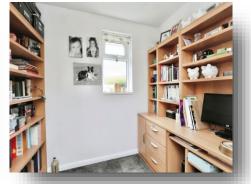
Hawkshead Crescent, North Anston SHEFFIELD

- MODERN THROUGHOUT
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- CONSERVATORY
- DETACHED GARAGE

Tenure: Freehold EPC Rating: D

£295,000





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Property Ref:

DGT105059 - 0004

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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