



**Wilberforce Road, South Anston Sheffield S25 5EG**

**welcome to**

**Wilberforce Road, South Anston Sheffield**

NO UPWARD CHAIN!! Spacious THREE bedroom SEMI DETACHED in the popular village of SOUTH ANSTON. Having OFF ROAD PARKING and enclosed REAR GARDEN. \*\*\*GUIDE PRICE - £170,000 - £180,000 \*\*\*



### **Entrance Hall**

Front facing double glazed UPVC door leading into entrance hall with side facing double glazed window and central heating radiator.

### **Lounge**

17' 2" x 18' 3" Into recess ( 5.23m x 5.56m Into recess )  
Spacious lounge with feature fireplace housing gas fire, front and side facing double glazed windows and two central heating radiators.

### **Kitchen**

8' 6" x 11' 9" ( 2.59m x 3.58m )  
Fitted kitchen with a range of wood wall and bas units set above and below worksurfaces incorporating one and a half bowl sink and drainer. Electric oven and gas hob with cookerhood over. Space for fridge freezer and plumbing for washing machine. Two rear facing double glazed windows and central heating radiator.

### **Conservatory**

6' 4" x 15' 11" ( 1.93m x 4.85m )  
Having side and rear double glazed windows and rear facing double glazed French doors. Two central heating radiators.

### **Inner Hall**

Rear facing double glazed window and wooden door leading into conservatory. Storage cupboard.

### **Stairs And Landing**

Stairs rising to first floor accommodation having side facing double glazed window, storage cupboard and access to loft space.

### **Bedroom One**

10' 5" x 9' 9" ( 3.17m x 2.97m )  
Having fitted wardrobes to one wall. Cupboard housing combi boiler, front facing double glazed window and central heating radiator.

### **Bedroom Two**

9' x 9' 5" ( 2.74m x 2.87m )  
Rear facing double glazed window and central heating radiator.

### **Bedroom Three**

6' 8" x 6' 6" ( 2.03m x 1.98m )  
Fitted wardrobes to one wall. Rear 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. Full tiling to walls, front facing double glazed window and central heating radiator.

### **Outside Space**

Enclosed paved frontage allowing parking for two cars boarded with tress and shrubs. Side path leading down to enclosed garden to the rear. Laid to lawn garden with two further patio seating areas boarded with a range of mature bushes and trees. Summer house.



**view this property online** [williamhbrown.co.uk/Property/DGT107193](http://williamhbrown.co.uk/Property/DGT107193)



welcome to

## Wilberforce Road, South Anston Sheffield

- GREAT FOR FIRST TIME BUYERS
- OFF ROAD PARKING
- NO UPWARD CHAIN
- CONSERVATORY
- \*\*\* GUIDE PRICE - £170,000 - £180,000 \*\*\*

Tenure: Freehold EPC Rating: D

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/DGT107193](http://williambrown.co.uk/Property/DGT107193)



Property Ref:  
DGT107193 - 0009

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@williambrown.co.uk](mailto:dinnington@williambrown.co.uk)



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



[williambrown.co.uk](http://williambrown.co.uk)