

# **Casson Drive, Harthill Sheffield S26 7WA**



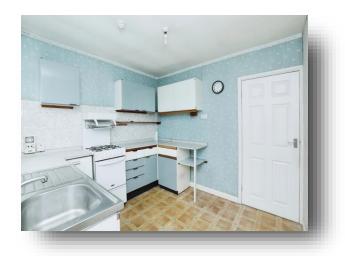
## welcome to

## **Casson Drive, Harthill Sheffield**

NO CHAIN!! Located within the much sought after village of Harthill is this three bedroom detached bungalow offered for sale with no upward chain and great potential!













### **Entrance Porch**

Front facing double glazed entrance door and storage cupboard.

#### Lounge

18' x 16' 9" (5.49m x 5.11m ) Carpet flooring, front facing double glazed window, side facing double glazed window, gas fire and two central heating radiators.

### Kitchen

#### 9' 7" x 9' 3" ( 2.92m x 2.82m )

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer, space for cooker, space for fridge freezer, plumbing for washing machine and wall mounted boiler. Storage cupboard, central heating radiator, vinyl flooring, side facing double glazed window and side facing double glazed UPVC door.

#### **Inner Hallway**

Carpet flooring, central heating radiator, storage cupboard and access to the loft.

#### **Bedroom One**

10' 10" x 12' 10" (  $3.30m\ x\ 3.91m$  ) Rear facing double glazed window and central heating radiator.

#### **Bedroom Two**

10' 11" x 8' 9" ( 3.33m x 2.67m ) Rear facing double glazed window, central heating radiator and rear facing double glazed patio door.

#### **Bedroom Three**

8' 11" x 9' (2.72m x 2.74m) Side facing double glazed window and central heating radiator.

#### Bathroom

Paneled bath with mixer shower over, central heating radiator, wash hand basin, full wall tiling and side facing double glazed window.

### Seperate Wc

Vinyl flooring, low flush WC and side facing double glazed window.

### **Outside Space**

To the front of the property is a driveway for several cars and a lawned garden with trees, bushes and shrubs in borders. To the rear of the property is a patio seating area and a lawned garden with trees, bushes and shrubs in borders.

#### Garage

There is also a garage to the property with power, lighting and electric roller door.





## welcome to

## **Casson Drive, Harthill Sheffield**

- THREE BEDROOM DETACHED BUNGALOW
- NO CHAIN
- GARAGE
- SOUGHT AFTER LOCATION
- PUT YOUR OWN STAMP ON IT

#### Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £290,000









view this property online williamhbrown.co.uk/Property/DGT107188



Property Ref: DGT107188 - 0002 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.

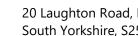
# william h brown

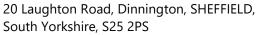


R

01909 568811

dinnington@williamhbrown.co.uk







williamhbrown.co.uk