









## welcome to

# **Windmill Road, North Anston Sheffield**

ATTENTION FIRST TIME BUYERS.... this one could be the one for you. Requires some modernisation but waiting for the right person to put their own personality on it. THREE BEDROOM SEMI DETACHED HOUSE.....located on a well established estate close to amenities.













#### **Entrance Hall**

Laminate flooring, storage cupboard, central heating radiator, side facing double glazed window and front facing double glazed composite entrance door.

### Lounge

12' 5" x 14' 4" Side of chimney breast (  $3.78m \times 4.37m$  Side of chimney breast )

Carpet flooring, central heating radiator, gas fire and rear facing double glazed window.

### **Dining Room**

10' 3" Into Bay x 13' 4" ( 3.12m Into Bay x 4.06m ) Carpet flooring, central heating radiator and front facing double glazed bay window.

#### Kitchen

8' 8" x 5' 10" ( 2.64m x 1.78m )

Fitted kitchen with a range of gloss wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer, electric oven, gas hob, plumbing for washing machine and space for fridge freezer. Vinyl flooring, central heating radiator, side facing double glazed window and rear facing double glazed composite door.

### **Stairs And Landing**

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

#### **Bedroom One**

11'  $\times$  12' 5" Into recess ( 3.35m  $\times$  3.78m Into recess ) Carpet flooring, central heating radiator and rear facing double glazed window.

### **Bedroom Two**

10' x 12' 7" Into recess (  $3.05m \times 3.84m$  Into recess ) Carpet flooring, central heating radiator and front facing double glazed window.

### **Bedroom Three**

 $7' \times 9'$  5" Into recess (  $2.13m \times 2.87m$  Into recess ) Carpet flooring, central heating radiator, boiler in cupboard and front facing double glazed window.

#### **Bathroom**

Paneled bath with mixer shower over, vanity wash hand basin, cupboard housing water tank, heated towel rail. vinyl flooring and rear 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. To the rear of the property is a patio seating area and a lawned garden.





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# Windmill Road, North Anston Sheffield

- Three bedroom semi detached house
- Popular location
- Good sized accommodation
- NO UPWARD CHAIN

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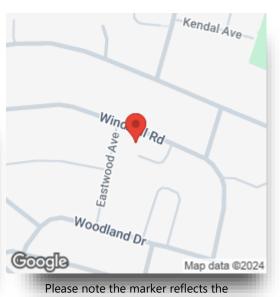
Tenure: Freehold EPC Rating: B

£160,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107182



Property Ref: DGT107182 - 0005 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.





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