









welcome to

Nursery Road, North Anston Sheffield

FIRST OR SECOND PROPERTY? THREE bedroom SEMI DETACHED property with OFF ROAD PARKING. Fantastic location with great access to local amenities, schools and transport links. **PRICE - £190,000**













Entrance Hall

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

Lounge Diner

24' 9" \times 11' 1" Into recess (7.54m \times 3.38m Into recess) Carpet flooring, front facing double glazed window, two central heating radiators and rear facing double glazed doors to conservatory.

Kitchen

10' 9" x 8' 5" (3.28m x 2.57m)

Fitted kitchen with gloss units set above and below worksurfaces incorporating stainless steel sink and drainer, electric oven, gas hob, microwave, dishwasher, under counter fridge, freezer and plumbing for washing machine. Laminate flooring, rear facing double glazed window and side facing double glazed composite door.

Conservatory

9' 6" x 15' 10" (2.90m x 4.83m)

Brick & UPVC constructed conservatory with laminate flooring and rear facing double glazed patio doors.

Stairs And Landing

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





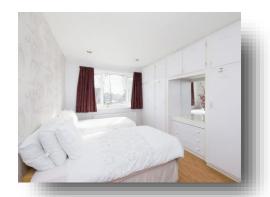
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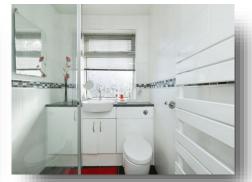
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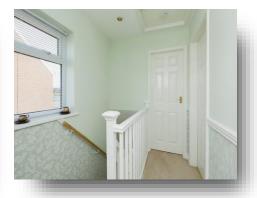
- THREE BEDROOM SEMI DETACHED
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING
- CLOSE TO SCHOOLS & AMENITIES
- PRICE £190,000

Tenure: Freehold EPC Rating: Awaited

£190,000









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Property Ref: DGT107375 - 0004 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.





01909 568811



dinnington@williamhbrown.co.uk



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



williamhbrown.co.uk

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.