









welcome to

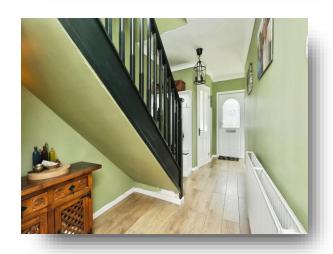
Nursery Crescent, North Anston SHEFFIELD

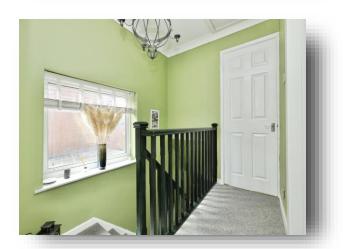
FIRST OR SECOND PROPERTY? THREE bedroom SEMI DETACHED property with OFF ROAD PARKING and DETACHED GARAGE. Fantastic location with great access to local amenities, schools and transport links. **GUIDE PRICE £210,000 - £220,000*













Entrance Hall

Luxury vinyl flooring, central heating radiator and front facing double glazed composite door.

Cloakroom

Low flush WC, wash hand basin, laminate flooring, wall mounted combi boiler and side facing double glazed window.

Lounge

14' 7" x 11' 5" Into recess (4.45m x 3.48m Into recess) Carpet flooring, central heating radiator, multi fuel burner and front facing double glazed window.

Dining Room

9' 10" x 8' 11" (3.00m x 2.72m)

Laminate flooring, central heating radiator and rear facing double glazed patio door.

Kitchen

9' 10" x 8' 7" (3.00m x 2.62m)

Fitted shaker kitchen with range of wall and base units set above and below worksurfaces incorporating belfast sink, electric oven, electric hob and microwave. Space for fridge freezer, plumbing for washing machine, plumbing for dishwasher,luxury vinyl flooring and rear facing double glazed window.

Stairs And Landing

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

Bedroom One

14' 7" x 11' 5" (4.45m x 3.48m)

Carpet flooring, central heating radiator and front facing double glazed window.

Bedroom Two

9' 11" x 10' 3" (3.02m x 3.12m)

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

Bedroom Three

7' 11" Into recess x 7' 5" (2.41m Into recess x 2.26m)

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

Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with rainfall shower over. Vinyl flooring, heated towel rail, partial wall tiling and front facing double glazed window.

Outside Space

To the front of the property is a driveway for several vehicles, to the rear is a decking seating area, patio seating area and a lawned garden with pebbled borders.

Garage

Integral garage with power, lighting and manual up & over door.





welcome to

Nursery Crescent, North Anston SHEFFIELD

- THREE BEDROOM SEMI DETACHED
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING
- **INTEGRAL GARAGE**
- **CLOSE TO SCHOOLS & AMENITIES**

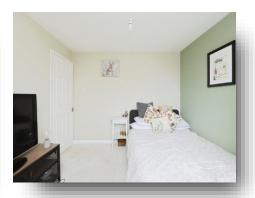
Tenure: Freehold EPC Rating: D

quide price

£210,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107402



Property Ref: DGT107402 - 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 quidance 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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