



**Nursery Road, North Anston Sheffield S25 4BU**

**welcome to**

**Nursery Road, North Anston Sheffield**

ATTENTION FIRST TIME BUYERS! DON'T MISS OUT! RECENTLY RENOVATED THREE BEDROOM SEMI DETACHED. Superb location with great access to schools, transport links and local amenities. \*\*\*OFFERS OVER - £200,000\*\*\*



### Entrance Hall

Laminate flooring, front facing double glazed window and side facing double glazed UPVC entrance door.

### Lounge

15' 2" x 16' 7" ( 4.62m x 5.05m )  
Carpet flooring, two central heating radiators, storage cupboard and front facing double glazed window.

### Kitchen Diner

10' 11" x 16' 7" ( 3.33m x 5.05m )  
Modern fitted gloss kitchen with a range of wall and base units incorporating sink and drainer, electric oven, electric hob, space for fridge freezer and plumbing for washing machine. Laminate flooring, central heating radiator, rear facing double glazed window 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.

### Bedroom One

15' 2" x 10' 1" ( 4.62m x 3.07m )  
Carpet flooring, central heating radiator and front facing double glazed window.

### Bedroom Two

10' 5" x 10' 1" ( 3.17m x 3.07m )  
Carpet flooring, central heating radiator, cupboard housing combi boiler and rear facing double glazed window.

### Bedroom Three

8' 2" x 6' 1" ( 2.49m x 1.85m )  
Carpet flooring, central heating radiator and front facing double glazed window.

### Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and tiled bath with rainfall shower over. Tiled flooring, partial wall tiling, heated towel

rail and rear facing double glazed window.

### Outside Space

To the front of the property is a pebbled area and driveway providing off road parking. To the rear of the property is a patio seating area, storage shed and lawned garden with slate border.



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## **Nursery Road, North Anston Sheffield**

- RECENTLY RENOVATED THREE BEDROOM SEMI DETACHED HOME
- MODERNISED THROUGHOUT
- OFF ROAD PARKING
- CLOSE TO SCHOOLS & AMENITIES
- NEW COMBI BOILER

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

offers over

**£200 000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107509 - 0005

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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.



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