









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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- 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.

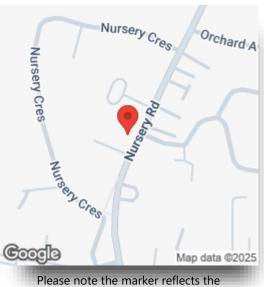
offers over

£200 000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107509



Property Ref: DGT107509 - 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 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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