









welcome to

Windsor Walk, South Anston Sheffield

LOVELY FAMILY HOME IN SOUGHT AFTER RESIDENTIAL AREA. Do not miss the opportunity of viewing this semi detached home with converted garage providing additional living space. Well established residential area.













Entrance

Double glazed front door opens into the entrance hall having radiator.

Lounge

 $17' \times 11'$ to side of chimney breast ($5.18m \times 3.35m$ to side of chimney breast)

Tastefully decorated lounge with the main focal point being the cast iron log burning stove. Central heating radiator, front facing double glazed window. The room is complimented with laminate flooring.

Kitchen

10' x 14' 11" (3.05m x 4.55m)

Featuring a range of cream shaker style base and wall units set above and below worksurfaces with inset sink and drainer. A range cooker which is included in the sale, plumbing for dishwasher and space for fridge/freezer. Useful storage pantry, two rear facing double glazed windows and tiling to the floor.

Utility Room

9' x 8' (2.74m x 2.44m)

Providing plumbing for washing machine, side double glazed door.

Additional Sitting Room/Office

16' x 8' (4.88m x 2.44m)

Leading off from the utility room a door gives access to an additional room ideal as a sitting room/playroom or office. The room was previously the garage and has central heating radiator and front facing double glazed window.

First Floor And Landing

Leading to first floor rooms and give access to the loft space.

Bedroom One

11' maximum x 15' maximum (3.35m maximum x 4.57m maximum)

Having double glazed window to front elevation, central heating radiator.

Bedroom Two

10' x 8' (3.05m x 2.44m)

Having a rear facing double glazed window and central heating radiator.

Bedroom Three

8' x 6' (2.44m x 1.83m)

Single bedroom with central heating radiator and double glazed window.

Bathroom

featuring a shaped bath with rainfall shower over and glazed side screen, vanity hand basin with base drawers, low flush WC. The bathroom is complimented with tiling to both the walls and floor and having spotlights to the ceiling. Central heating radiator and double glazed window.

Outside And Gardens

The property enjoys a sizeable plot with a generous lawned garden to the sides and further garden to the rear. The gardens have fencing to the sides. To the front of the property provides parking for two cars.





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Windsor Walk, South Anston Sheffield

- PERFECT FAMILY HOME
- OFFERING VERSATILE LIVING SPACE
- LOCATED WITHIN SOUGHT AFTER LOCATION
- CONVENIENTLY PLACED FOR MOTORWAY **COMMUTING**

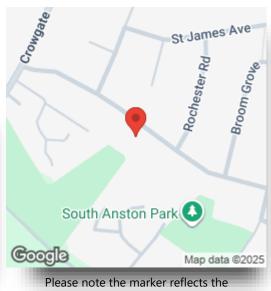
Tenure: Freehold EPC Rating: Awaited Council Tax Band: B

£240,000









postcode not the actual property

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Property Ref: DGT107696 - 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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