









## welcome to

# **Mulberry Road, North Anston SHEFFIELD**

LOOKING FOR YOUR FIRST HOME? THREE bedroom SEMI DETACHED property within the popular residential village of North Anston with OFF ROAD PARKING. \*\*\*PRICE - £170,000\*\*\*













#### **Entrance Hall**

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

## Lounge

11' 8" x 14' 3" ( 3.56m x 4.34m )

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

#### **Kitchen Diner**

8' 4" Into recess x 20' 6" ( 2.54m Into recess x 6.25m ) Modern fitted kitchen with a range of gloss units set above and below worksurfaces incorporating sink and drainer, electric oven, gas hob, dishwasher, washing machine and cupboard housing boiler. Tiled flooring, space for fridge freezer, central heating radiator, rear facing double glazed window and rear facing double glazed patio doors.

#### Cloakroom

Tiled flooring, low flush WC and vanity wash hand basin.

### Conservatory

9' 10" x 12' 3" ( 3.00m x 3.73m )

Brick and UPVC conservatory with laminate flooring and rear facing double glazed.

## **Stairs And Landing**

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

#### **Bedroom One**

9' 6" x 13' 10" ( 2.90m x 4.22m )

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

### **Bedroom Two**

8' 10" x 13' 9" ( 2.69m x 4.19m )

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

## **Bedroom Three**

5' 8" x 6' 6" To cupboard ( 1.73m x 1.98m To cupboard )

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

#### **Bathroom**

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with shower over. Tiled flooring, heated towel rail and rear facing double glazed window.

## **Outside Space**

To the front of the property is a driveway providing off road parking and lawned garden. To the rear is a patio seating area and lawned garden.





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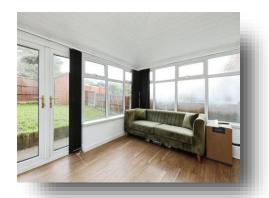
## **Mulberry Road, North Anston SHEFFIELD**

- THREE BEDROOM SEMI DETACHED HOME
- OFF ROAD PARKING
- MODERN THROUGHOUT
- CLOSE TO AMENITIES & TRANSPORT LINKS
- \*\*\*PRICE £170,000\*\*\*

Tenure: Freehold EPC Rating: Awaited

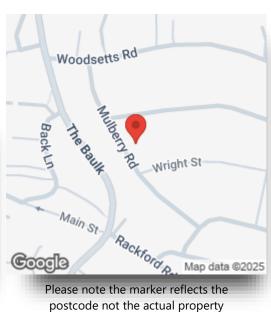
Council Tax Band: A

# £170,000









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Property Ref: DGT107716 - 0003 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.







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