









welcome to

Windmill Road, North Anston Sheffield

ATTENTION FIRST TIME BUYERS & INVESTORS! Requiring some modernisation, this could be the one to put your own stamp on! TWO bedroom semi detached property with OFF ROAD PARKING and DETACHED GARAGE. Offered for sale with NO UPWARD CHAIN! ***PRICE - £130,000***













Entrance Hall

Carpet flooring, storage cupboard, central heating radiator and side facing wood door.

Lounge

13' 3" x 12' (4.04m x 3.66m)

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

Dining Room

6' 11" x 9' 11" (2.11m x 3.02m)

Carpet flooring and front double glazed window.

Kitchen

6' 11" x 9' 11" (2.11m x 3.02m)

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink, electric oven and gas hob. Wood flooring, space for a fridge freezer, plumbing for washing machine, front double glazed window and a combi boiler mounted on the wall.

Stairs And Landing

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

Bedroom One

17' 4" x 11' 11" (5.28m x 3.63m)

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

Bedroom Two

8' 10" x 10' 2" To wardrobe ($2.69 \text{m} \times 3.10 \text{m}$ To wardrobe) Carpet flooring, front double glazed window, central heating radiator and fitted wardrobes.

Bathroom

Paneled bath, wash hand basin, central heating radiator and front facing double glazed window.

Seperate Wc

Wood flooring, low flush WC and side double glazed window

Outside Space

To the front of the property is a driveway and lawned garden with shrubs to the borders, To the rear of the property is a lawned garden with bushes in borders and storage outbuilding.

Garage

There is also a detached garage to the property.





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Windmill Road, North Anston Sheffield

- TWO BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- **DETACHED GARAGE**
- **CLOSE TO AMENITIES & TRANSPORT LINKS**
- NO UPWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

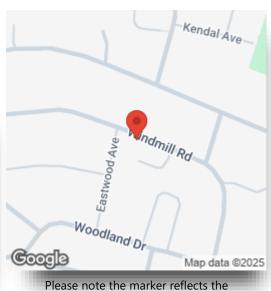
Council Tax Band: A

£130,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107747



Property Ref: DGT107747 - 0007 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.



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD, South Yorkshire, S25 2PS



williamhbrown.co.uk

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.