



Devonshire Drive, North Anston Sheffield S25 4AN

welcome to

Devonshire Drive, North Anston Sheffield

LOOKING FOR YOUR FIRST PROPERTY? THREE bedroom SEMI DETACHED home with OFF ROAD PARKING and DETACHED GARAGE. Perfect for first time buyers! ***PRICE - £190,000*** NO UPWARD CHAIN



Entrance Hall

Carpet flooring, front facing double glazed window and front facing double glazed entrance door.

Lounge

13' 8" x 14' 8" (4.17m x 4.47m)

Carpet flooring, central heating radiator, electric fire, side facing double glazed window and front facing double glazed window.

Kitchen Diner

10' 6" x 14' 7" (3.20m x 4.45m)

Modern fitted kitchen with a range of gloss units set above and below worksurfaces incorporating sink and drainer, electric oven, gas hob, fridge freezer and plumbing for washing machine. Vinyl flooring, storage cupboard, 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

16' 1" x 8' 6" (4.90m x 2.59m)

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

Bedroom Two

8' 11" x 8' 5" (2.72m x 2.57m)

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

Bedroom Three

11' 7" x 5' 11" (3.53m x 1.80m)

Front facing double glazed window and central heating radiator.

Wet Room

Three piece suite comprising low flush WC, wash hand basin and electric shower. Partial wall tiling, heated towel rail and rear facing double glazed window.

Outside Space

To the front of the property is pebbled area and driveway providing off road parking for several vehicles. To the rear of the property is a decked seating area and lawned garden with trees, bushes and shrubs in borders. The garden is not overlooked.

Garage

Detached garage with manual up & over door.



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Devonshire Drive, North Anston Sheffield

- THREE BED SEMI DETACHED HOME
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING
- DETACHED GARAGE
- CLOSE TO LOCAL AMENITIES & SCHOOLS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 01 Oct 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107540 - 0002

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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