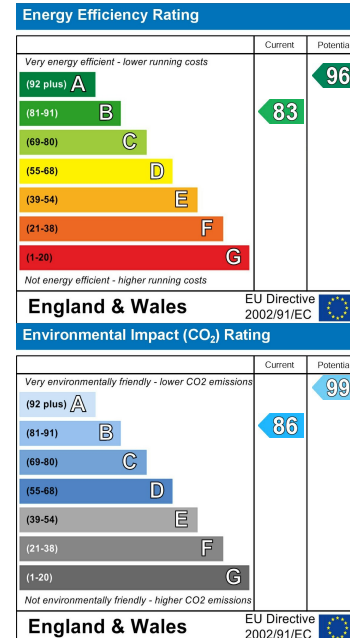


Area Map



Energy Efficiency Graph



58 Main Street, North Anston, Sheffield, South Yorkshire, S25 4BD

**Price Guide £220,000**

\*\*\* GUIDE PRICE £220,000 - £230,000 \*\*\* Merryweathers are proud to present to the market this THREE BEDROOM TOWN HOUSE located in the sought after residential area of North Anston. Offering local amenities schools and excellent transport links to Sheffield, Worksop and the motorway network. The accommodation briefly comprises of; entrance hall, kitchen and lounge. To the first floor are three bedrooms, a family bathroom.

Contact Merryweathers Maltby to arrange your viewing!

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## **GROUND FLOOR**

### **ENTRANCE HALL**

Entrance is gained via a front facing external door into the Entrance Hall, which has a staircase rising to the First Floor, and doors to the Downstairs W.C., Kitchen and Living Room.

### **DOWNSTAIRS W.C**

With front facing UPVC double glazed window, low flush W.C. and hand wash basin.

### **KITCHEN 8'6" x 12'3" (2.60m x 3.75m)**

With a range of modern fitted base and wall mounted units and co-coordinating work surfaces incorporating stainless steel sink and drainer with mixer tap, and a four ring gas hob with integrated oven. Front facing UPVC double glazed window and concertina doors into the Living Room.

### **LIVING ROOM 15'9" x 11'7" (4.81m x 3.54m)**

With a rear facing UPVC double glazed window and concertina doors out into the Garden. There is also an under stairs storage cupboard.

## **FIRST FLOOR**

### **LANDING**

With doors to all bedrooms and bathroom. Also, with a built in airing cupboard.

### **BEDROOM ONE 8'9" x 12'8" (2.68m x 3.88m)**

With a front facing UPVC double glazed window.

### **BEDROOM TWO 8'9" x 11'2" (2.68m x 3.42m)**

With rear facing UPVC double glazed window.

### **BEDROOM THREE 6'7" x 7'7" (2.02m x 2.32m)**

With rear facing UPVC double glazed window.

### **BATHROOM**

Fitted with a modern suite consisting of rectangular bath with shower over, fitted vanity unit with hand wash basin, low flush W.C. tiled walls and floor and a front facing UPVC double glazed window.

### **OUTSIDE**

To the front of the property there is an open plan garden laid to lawn with a stone boundary wall and to the rear there is allocated off road parking and an enclosed garden.

### **Material information**

EPC B

Council tax band B

Freehold