



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

Offers Over £200,000

Merryweathers are proud to present to the market this THREE BEDROOM TOWN HOUSE located in the sought after residential area of North Anston. The accommodation briefly comprises of; entrance hall, ground floor WC, kitchen and lounge/ dining area. To the first floor are three bedrooms, a family bathroom. Patio doors leading to rear garden. Offering local amenities schools and excellent transport links to Sheffield, Worksop and the motorway network.

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 Lounge/ Dining room

Material information

EPC B
Council tax band B
Freehold

DOWNSTAIRS W.C

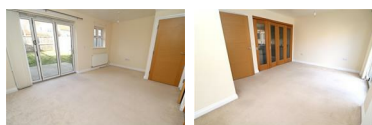
With front facing UPVC double glazed window, low flush W.C. and hand wash basin, heated towel rail.

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



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 Lounge/ dining room

LOUNGE/ DINING 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, gas central heating radiator.

FIRST FLOOR

LANDING

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

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

With a front facing UPVC double glazed window and central heating radiator.

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

With rear facing UPVC double glazed window and central heating radiator.

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

With rear facing UPVC double glazed window and central heating radiator.

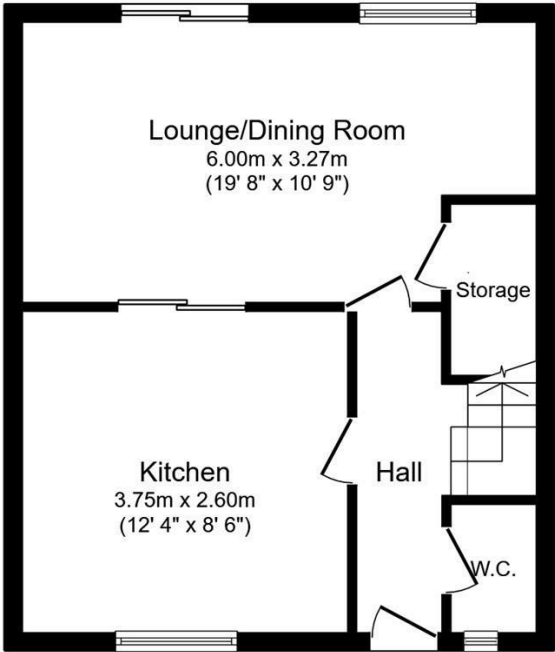
BATHROOM

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, a front facing UPVC double glazed window.

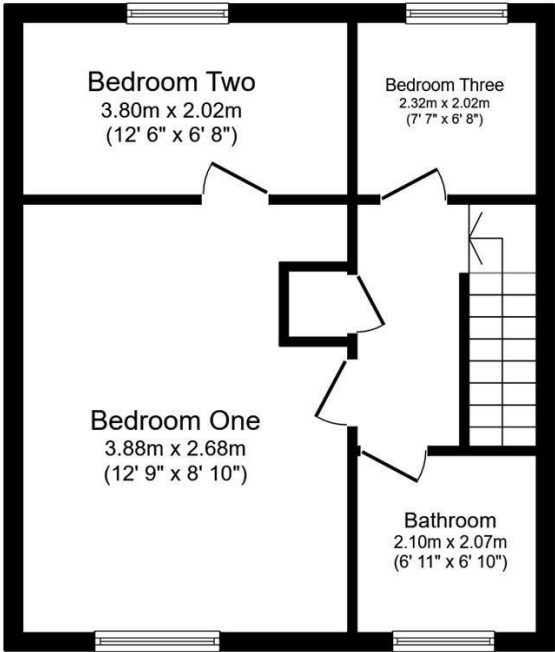
OUTSIDE

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.

Floor Plan



Ground Floor
Floor area 42.7 m² (460 sq.ft.)

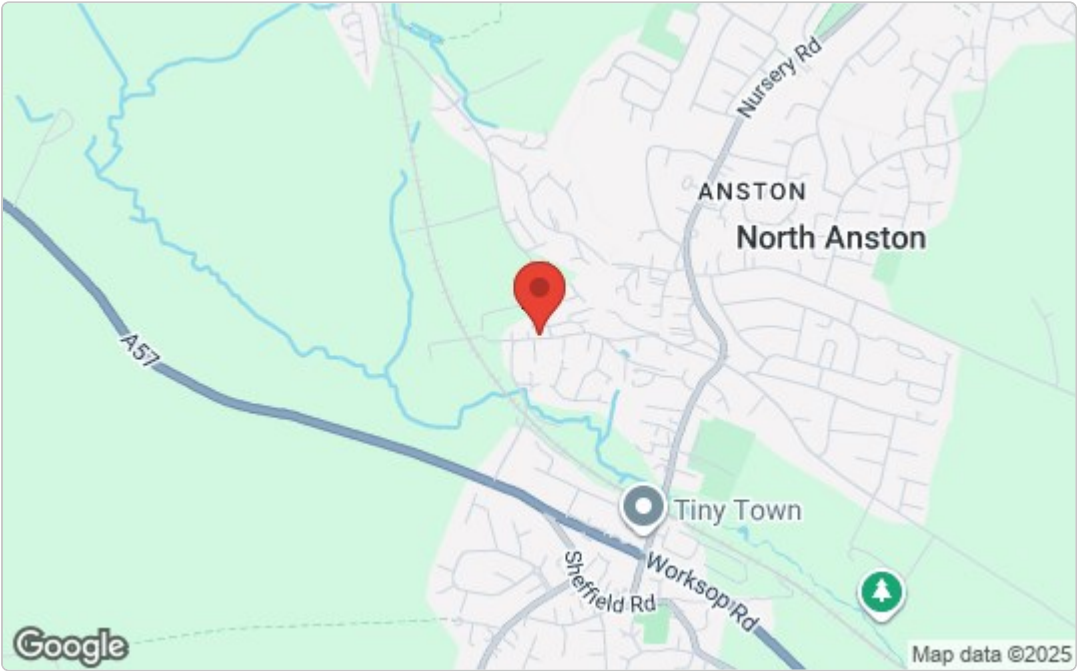


First Floor
Floor area 42.7 m² (460 sq.ft.)

TOTAL: 85.4 m² (920 sq.ft.)

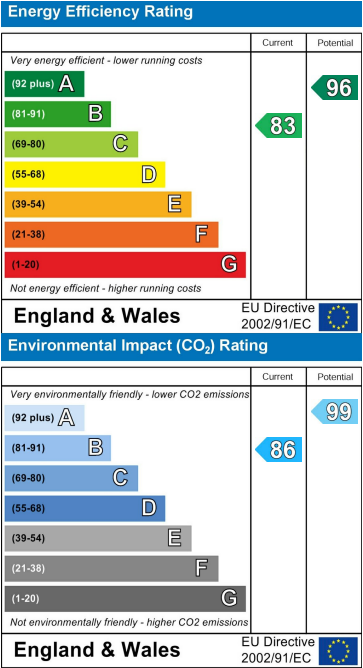
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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