



**Pembroke Rise, South Anston SHEFFIELD S25 5BZ**

**welcome to**

**Pembroke Rise, South Anston SHEFFIELD**

GREAT FOR A GROWING FAMILY.. Spacious THREE bedroom SEMI DETACHED in the popular village of SOUTH ANSTON. Having AMPLE OFF ROAD PARKING and enclosed REAR GARDEN!!!. \*\*\* PRICE - £260,000 \*\*\*



### **Entrance Hall**

Front facing double glazed UPVC door leading into hallway having built in storage cupboard and central heating radiator.

### **Lounge**

Spacious lounge having gas fire, laminate floor, front facing double glazed window and rear facing double glazed French doors leading into conservatory. Two central heating radiators.

### **Kitchen**

Modern fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating inset sink and drainer. Integrated appliances include double electric oven and electric hob with cookerhood over. Integrated fridge freezer, microwave, washing machine, dishwasher and wine cooler. Tiled flooring, rear facing double glazed window and side facing double glazed UPVC door.

### **Conservatory**

UPVC and brick construction conservatory having laminate flooring and rear facing double glazed patio doors leading onto rear garden.

### **Stairs And Landing**

Stairs rising to first floor accommodation having side facing double glazed window and access to loft space.

### **Bedroom One**

Laminate flooring, front facing double glazed window and central heating radiator.

### **Bedroom Two**

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

### **Bedroom Three**

Front facing double glazed window and central heating radiator.

### **Bathroom**

Three piece suite comprising low flush WC, vanity

wash hand basin and paneled bath with mixer tap. Partial tiling to walls and tiled flooring. Built in storage cupboard, side facing double glazed window and heated towel rail.

### **Outside Space**

Driveway to the front allowing parking for several vehicles. Storage outbuilding housing wall mounted combi boiler. To the rear is a laid to lawn garden bordered with plants and bushes and further decked and patio seating area. Storage shed.

### **Lister Comments**

Solar Panels with storage battery - Owned  
EV Charger



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## Pembroke Rise, South Anston SHEFFIELD

- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- CONSERVATORY
- SPACIOUS LOUNGE
- \*\*\* PRICE - £260,000 \*\*\*

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: B

# £260,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DGT107952 - 0004

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