



Crowgate, South Anston Sheffield S25 5AL

welcome to

Crowgate, South Anston Sheffield

LOOKING FOR A FOREVER HOME? EXTENDED THREE bedroom DETACHED HOME in the sought after village of South Anston with DETACHED GARAGE and OFF ROAD PARKING. Close to local amenities, schools and transport links. PRICE - £425,000.



Entrance Hall

Wood flooring, central heating radiator and front facing double glazed composite door.

Study

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

Lounge

Carpet flooring, central heating radiator, gas fire, side facing double glazed window & rear facing double glazed window.

Dining Room

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

Kitchen Diner

Spacious kitchen with fitted units incorporating breakfast bar, stainless steel sink & drainer, electric oven, electric hob, fridge freezer, dishwasher, washing machine and cupboard housing boiler. Vinyl flooring, storage cupboard, rear facing double glazed window, side facing double glazed window and rear facing double glazed UPVC door.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, central heating radiator and side facing double glazed window.

Bedroom One

Carpet flooring, central heating radiator, side facing double glazed window.

Bedroom Two

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

Bedroom Three

Carpet flooring, central heating radiator, vanity wash hand basin, side facing double glazed window and rear facing double glazed window.

Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and rainfall shower enclosure. Tiled flooring, central heating radiator, cupboard housing water tank and front facing double glazed window.

Outside Space

To the front of the property is a lawned garden with mature bushes, trees and shrubs in borders along side a driveway leading to the side & rear with spaces for several vehicles. The private rear of the property features a lawned garden with mature trees, bushes & plants together with patio seating areas, outside toilet and outside utility room.

Garage

Detached garage with power & lighting with a workshop room to the rear.



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Crowgate, South Anston Sheffield

- EXTENDED THREE BEDROOM DETACHED HOME
- WELL PRESENTED & SPACIOUS THROUGHOUT
- DETACHED GARAGE
- OFF ROAD PARKING
- PRICE - £425,000

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107985 - 0003

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.

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.



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