



Worksop Road, South Anston Sheffield S25 5ER

welcome to

Worksop Road, South Anston Sheffield

ATTENTION FIRST TIME BUYERS! EXTENDED THREE BEDROOM SEMI DETACHED with OFF ROAD PARKING and DETACHED GARAGE Close to local amenities, transport links and sought after schools. ***GUIDE PRICE - £170,000 - £180,000***



Lounge

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

Dining Room

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

Kitchen

Fitted kitchen with a range of wall and base units incorporating sink and drainer, electric oven, electric hob, space for fridge freezer, plumbing for washing machine and cupboard housing combi boiler. Laminate flooring, central heating radiator, rear facing double glazed window and side facing double glazed UPVC door.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, side facing double glazed window and access to the loft.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Three piece suite comprising low flush WC, wash hand basin and walk in shower enclosure. Vinyl flooring, central heating radiator and rear facing double glazed window.

Outside Space

To the front of the property is a patio area with bushes in borders and driveway leading down the

side of the property. To the rear of the property is a patio seating area, decked seating area, storage shed and bushes in borders.

Garage

Detached garage with power, lighting and manual up & over door.

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Workshop Road, South Anston Sheffield

- EXTENDED THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- DETACHED GARAGE
- CLOSE TO SOUGHT AFTER SCHOOLS & TRANSPORT LINKS
- GUIDE PRICE - £170,000 - £180,000

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT108101 - 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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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