



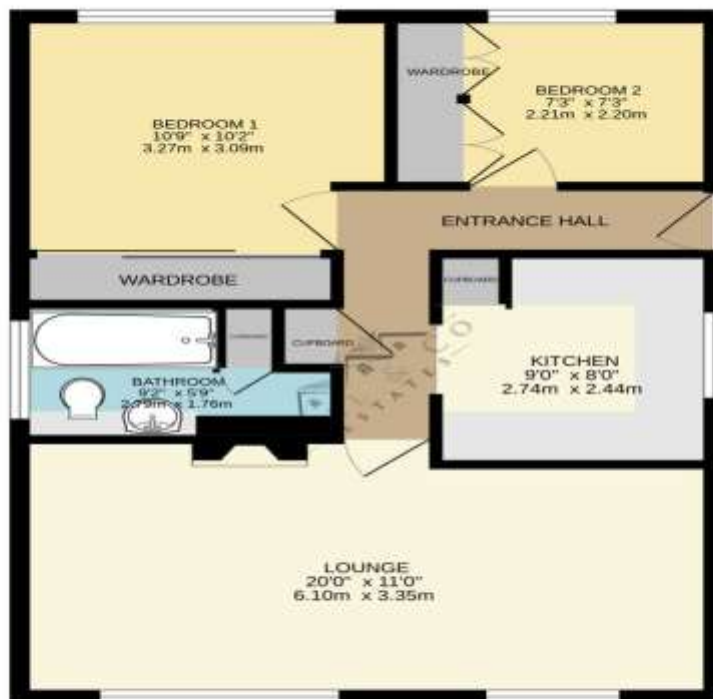
26 Patterdale Way | North Anston | Sheffield | S25 4JS

£210,000

Bell & Co Estates are delighted to present this well-positioned TWO bedroom DETACHED bungalow situated in the popular residential area of North Anston, offered to the market with NO ONWARD CHAIN. The property provides well-proportioned accommodation, a generous rear garden, driveway parking and detached garage. On entering the property, the entrance hall provides access to the principal rooms and benefits from a number of useful storage cupboards. To the front of the property is the large lounge, providing plenty of space for comfortable seating and dining furniture if required. The room benefits from large windows, creating a bright and versatile living space. The kitchen is positioned to the side of the property and is fitted with a range of wall and base units and ample worktop space, with space for the usual kitchen appliances. There are two well-proportioned bedrooms, both of which benefit from fitted wardrobes, providing valuable built-in storage. Completing the accommodation is a family bathroom, fitted with a WC, wash hand basin and bath with shower over. Externally, the property benefits from a good-sized front lawn and paved driveway, providing off-road parking and access to the detached garage. To the rear is a generous enclosed garden, predominantly laid to lawn and offering a pleasant private outdoor space with established borders and fencing. Located in North Anston, the property is conveniently placed for local amenities, schools, shops and transport links, while also providing access to the wider areas of Sheffield, Rotherham and the surrounding countryside. Offered with NO ONWARD CHAIN, this detached bungalow represents an excellent opportunity for those looking to downsize, retire or acquire a property with scope for further modernisation and personalisation. Viewing is highly recommended to appreciate the accommodation and location on offer.



GROUND FLOOR
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA | 575 sq.ft. (53.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the actual measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Date: 01/10/2020

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26 Patterdale Way North Anston SHEFFIELD S25 4JS		Energy rating
		C
Valid until	Certificate number	
13 November 2035	2520-9099-0823-2093-1573	

Property type	Detached bungalow
Total floor area	54 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements