



Patterdale Way, North Anston Sheffield S25 4JS

welcome to

Patterdale Way, North Anston Sheffield

OFFERED FOR SALE WITH NO UPWARD CHAIN!! FOUR bedroom SEMI DETACHED family home having OFF ROAD PARKING and GARAGE!! *** PRICE £200,000 ***



Lounge

Front facing double glazed UPVC door leading into lounge having two front facing double glazed windows and two central heating radiators.

Dining Room

Laminate flooring and central heating radiator. Rear facing double glazed patio doors leading onto rear garden.

Kitchen

Fitted units set above and below worksurfaces incorporating stainless steel sink and drainer. Built in electric oven and electric hob with cookerhood over, space for fridge freezer and plumbing for washing machine. Vinyl flooring, central heating radiator, rear facing double glazed window and door.

Stairs And Landing

Stairs rising to first floor accommodation having access to loft space.

Bedroom One

Built in storage cupboard providing additional storage. Front facing double glazed window and central heating radiator.

Ensuite

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with rainfall shower over. Partial tiling to walls.

Bedroom Two

Rear facing double glazed window and central heating radiator.

Bedroom Three

Front facing double glazed window and central heating radiator.

Bedroom Four

Rear facing double glazed window and central heating radiator.

Family Bathroom

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath. Partial tiling to walls and vinyl flooring. Cupboard housing combi boiler, rear facing double glazed window and central heating radiator.

Outside Space

Lawned garden to the front with pebbled area and bushes to boarder. To the rear is a further lawned garden with patio seating area and further pebbled area.

Garage

Having up and over door, power and lighting.

Lister Comments

Solar panels. Ask agent for more details.

Agents Note

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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Patterdale Way, North Anston Sheffield

- FOUR BEDROOM SEMI DETACHED
- FAMILY HOME
- NO UPWARD CHAIN
- OFF ROAD PARKING AND GARAGE
- *** PRICE - £200,000 ***

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

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DGT107870 - 0007

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.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk