



83 PARK AVENUE SHEFFIELD, S25 4GL

£210,000
LEASEHOLD

NO ONWARD CHAIN. An excellent opportunity for a first-time buyer or growing family, this well-proportioned three-bedroom home is situated in the popular residential area of North Anston, Sheffield, close to a range of local amenities, schools and transport links. North Anston is a well-established village offering a convenient balance of everyday amenities and a pleasant residential setting. The area has local shops, schools and community facilities, while its position provides good access towards Sheffield, Rotherham, Worksop and the wider motorway network via the M1 and M18. The property briefly comprises an entrance porch, leading into a comfortable lounge/diner, providing a versatile space for both relaxing and entertaining. The kitchen is fitted with a comprehensive range of units, while a useful conservatory provides additional living space and access to the outside. To the first floor are three bedrooms, with two benefiting from fitted furniture, together with a family bathroom fitted with a three-piece suite including a shower over the bath. Externally, the property benefits from a patio area, driveway and garage, providing valuable off-road parking and storage. Located close to local schools and amenities, including Anston Brook Primary School and Anston Greenlands Primary School, with everyday shopping available locally including Morrisons Daily - North Anston and Tesco Express.

In summary, this is a fantastic opportunity for a first-time buyer or family looking for a three-bedroom home in a popular and well-connected area. Early viewing is highly recommended. **BOOK A VIEWING DO NOT MISS OUT**

Sue Furniss

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83 PARK AVENUE

• NO CHAIN • Perfect For First Time Buyer Or Family • Convenient For The Motorway Network • Close To Local Amenities • Spacious Lounge Diner • Kitchen • Family Bathroom With 3 Piece Suite • Conservatory • Driveway And Garage • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Porch

With quarry tiled floor, Upvc double glazed front door and central heating radiator.

Lounge Diner

The focal point of the room is the wooden Adam style fireplace with tiled inserts and electric fire inset. There are two windows to the front and rear elevations allowing extra natural light. Decorative coving to the ceiling and ceiling rose, 3 central heating radiators and stairs rising to the first floor accommodation.

Kitchen

With a comprehensive range of wall and base units with complimentary work surfaces over and wine rack. One and a half bowl stainless steel sink unit, double oven with gas hob and extractor above. Plumbing for automatic washing machine. Integrated appliances include fridge freezer.

Conservatory

A door from the kitchen leads into the conservatory. Patio doors open onto the rear garden and patio area.

First Floor Landing

Stairs from the lounge rise to the first floor landing. Access to the loft space, coving to the ceiling and window to the side. The loft space has been fully boarded and a perfect space for storage.

Bedroom One

With built in wardrobes, laminate flooring, window to the front and central heating radiator.

Bedroom Two

With built in wardrobes, laminate flooring, window overlooking the rear and central heating radiator.

Bedroom Three

With coving to the ceiling, central heating radiator, window to the front and useful storage cupboard.

Family Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, close coupled wash hand basin and low flush WC. Coving to the ceiling, window overlooking the rear and heated towel rail.

Outside

There is a driveway to the rear of the property allowing off road parking, leading to the garage with up and over door and side personal door. There is a patio area perfect for entertaining. To the side of the property is a lawned area of garden, fully enclosed and leads to the front of the property.

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ADDITIONAL INFORMATION

Local Authority – Rotherham Borough Council

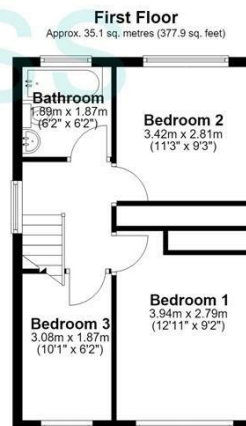
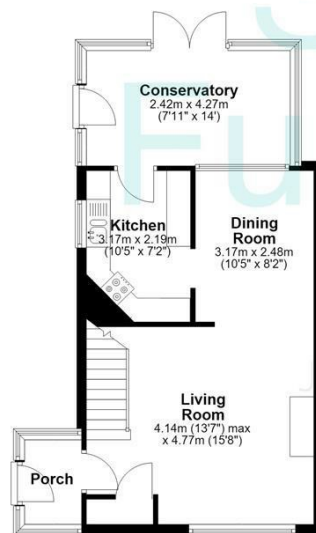
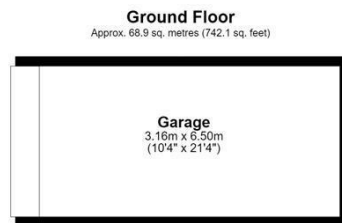
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1120.00 sq ft

Tenure – Leasehold





Total area: approx. 104.1 sq. metres (1120.0 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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