



Buttermere Close, North Anston Sheffield S25 4GA

welcome to

Buttermere Close, North Anston Sheffield

Well presented THREE bedroom SEMI DETACHED home in the popular village of North Anston. Benefiting from AMPLE OFF ROAD PARKING and DETACHED GARAGE. OFFERED FOR SALE WITH NO UPWARD CHAIN!! *** PRICE - £180,000 ***



Entrance Hall

Front facing double glazed UPVC door leading into entrance hall having central heating radiator.

Lounge

Front facing double glazed window, built in storage cupboard and central heating radiator.

Kitchen Diner

Fitted kitchen with a range of gloss wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Built in electric oven and gas hob with cookerhood over, space for fridge freezer and plumbing for washing machine. Vinyl flooring, rear facing double glazed window and front facing double glazed UPVC door.

Stairs And Landing

Stairs rising to first floor accommodation having side facing double glazed window and access to loft space.

Bedroom One

Fitted wardrobes to one wall, front facing double glazed window and central heating radiator.

Bedroom Two

Built in storage cupboard, rear facing double glazed window and central heating radiator.

Bedroom Three

Cupboard housing combi boiler, front facing double glazed window and central heating radiator.

Family Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and shower enclosure with mains fed shower. Rear facing double glazed window, central heating radiator and vinyl flooring.

Outside Space

Driveway to the front of the property providing ample parking for several vehicles. Laid to lawn garden to the rear with patio seating area.

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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- EFFECTIVELY EXTENDED
- OFF ROAD PARKING
- DETACHED GARAGE
- NO UPWARD CHAIN
- *** PRICE - £180,000 ***

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107948 - 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.



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