



Patterdale Way, North Anston Sheffield S25 4JS

welcome to

Patterdale Way, North Anston Sheffield

Well maintained TWO bedroom DETACHED BUNGALOW with OFF ROAD PARKING and DETACHED GARAGE!! Enclosed garden to the rear.. OFFERED FOR SALE WITH NO UPWARD CHAIN!! *** PRICE £225,000 ***



Entrance Hall

Side facing double glazed UPVC door, built in storage cupboard and central heating radiator.

Lounge

Having the main focal point of the room being the feature fireplace with electric fire. Two front facing double glazed windows and two central heating radiators.

Kitchen

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Built in electric oven and gas hob, plumbing for washing machine and space for fridge freezer. Side facing double glazed window and central heating radiator.

Bedroom One

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

Bedroom Two

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

Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with electric shower over. Built in storage cupboard, fully tiled walls and vinyl flooring. Side facing double glazed window and heated towel rail.

Outside Space

Lawned garden to the front bordered with plants and shrubs. Driveway to the front leading down the side to detached garage and rear garden. Laid to lawn garden to the rear with further patio seating area.

Detached Garage

Having manual up and over door, power and lighting.

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

- NO UPWARD CHAIN
- OFF ROAD PARKING
- DETACHED GARAGE
- ENCLOSED REAR GARDEN
- *** PRICE - £225,000 ***

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

£225,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DGT107979 - 0003

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.

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