





Rutland Avenue,North Anston Sheffield S25 4HH

william h brown

welcome to

Rutland Avenue, North Anston Sheffield

TWO bedroom semi detached bungalow with OFF ROAD PARKING and DETACHED GARAGE. Offered for sale with NO CHAIN! Close to local amenities, schools and transport links.**PRICE - £190,000**













Lounge
Carpet flooring, central heating radiator, gas fire and front facing double glazed window.

Kitchen Diner
Fitted gloss units incorporating stainless steel sink and drainer, electric oven, induction hob, space for fridge freezer and plumbing for washing machine. Laminate flooring, side facing double glazed window, front facing double glazed window, central heating radiator and side facing double glazed UPVC door.

Inner Hall
Carpet flooring, storage cupboard and access to the loft.

Bedroom One
Carpet flooring, central heating radiator, fitted wardrobes and rear facing double glazed window.

Bedroom Two
Carpet flooring, central heating radiator and rear facing double glazed window.

Wet Room
Electric shower, low flush WC and wash hand basin,

Outside Space
To the front of the property is a lawned garden and a driveway whilst to the rear is a patio seating area and lawned garden.

Garage
Detached garage with power, lighting, manual up & over door.

Lister Remarks
There are also solar panels to the property.

Agent Notes
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.

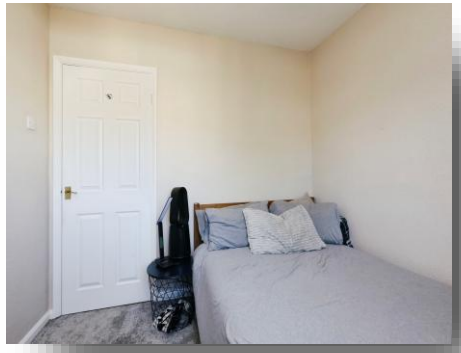
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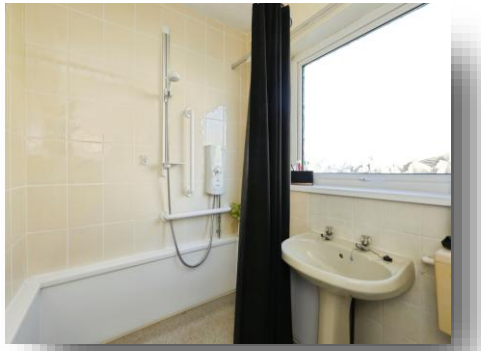
Rutland Avenue, North Anston Sheffield

- TWO BEDROOM SEMI DETACHED BUNGALOW
- OFF ROAD PARKING
- DETACHED GARAGE
- NO CHAIN
- **PRICE - £190,000

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

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108216

The Property Ombudsman

Property Ref:
DGT108216 - 0002

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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