



20 Netherthorpe Way | North Anston | Sheffield | S25 4FE

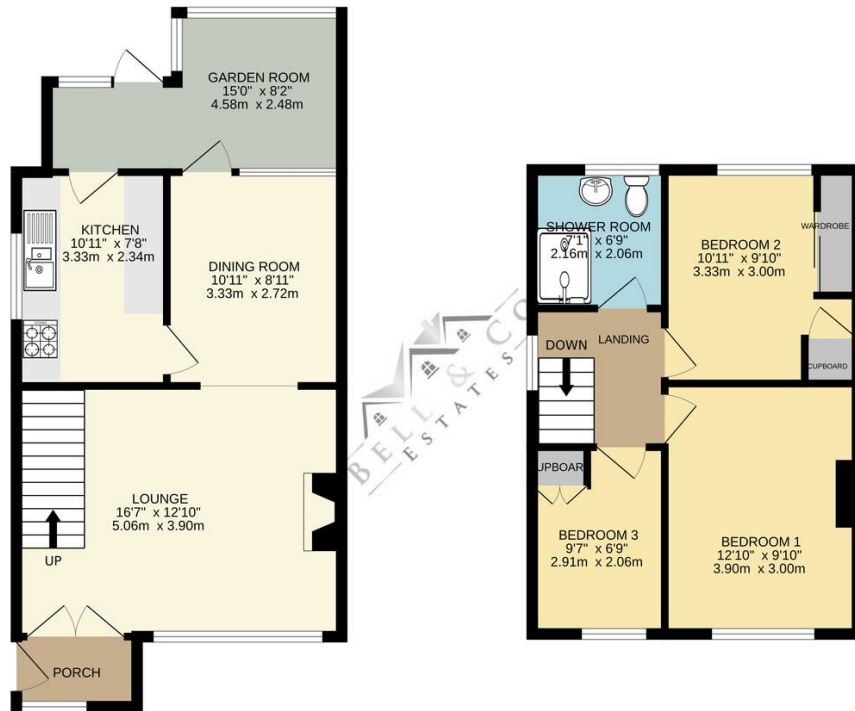
£210,000

Bell & Co Estates are delighted to present this spacious three-bedroom home, situated in the popular residential area of North Anston, offering well-proportioned accommodation. Upon entering the property, you are welcomed into the entrance porch, leading through to a generous lounge which provides a comfortable space for relaxing with family or entertaining guests. To the rear, the property benefits from a separate dining room, with access through to the kitchen, which provides a practical layout for everyday living as well as plenty of worktop and cupboard space along with integrated appliances. The dining room also opens into a fantastic garden room, creating an additional reception space overlooking the rear garden and offering plenty of potential for a variety of uses. To the first floor are three bedrooms, comprising two good-sized double bedrooms and a further single bedroom. The accommodation is completed by a shower room and a useful selection of built-in storage cupboards and wardrobes. Externally, the property benefits from a front garden, mainly laid to lawn, alongside a driveway providing off-road parking. Gated access leads through to the rear, where you will find a private outdoor space incorporating a patio area and garden. One of the property's standout features is the converted garage, currently used as a cattery, but could be a versatile additional room. Early viewing is highly recommended to appreciate the space. Call Bell & Co Estates now.



GROUND FLOOR
509 sq.ft. (47.2 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 12025

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