



Ambleside Walk, North Anston Sheffield S25 4HS

welcome to

Ambleside Walk, North Anston Sheffield

MODERN THREE BEDROOM SEMI DETACHED HOME with OFF ROAD PARKING and DETACHED GARAGE! Close to local amenities, schools and transport links! ***GUIDE PRICE £210,000 - £220,000***



Entrance Hall

Laminate flooring, central heating radiator and front facing double glazed UPVC entrance door.

Lounge

Carpet flooring, storage cupboard and front facing double glazed window.

Kitchen Diner

Modern fitted kitchen with a range of shaker units set above and below worksurfaces incorporating stainless steel sink and drainer, electric oven, gas hob, fridge freezer and washing machine. Laminate flooring, central heating radiator, rear facing double glazed window, side facing double glazed window and rear facing double glazed UPVC door.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, central heating radiator, side facing double glazed window and access to the loft.

Bedroom One

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

Bedroom Two

Carpet flooring, central heating radiator, storage cupboard and rear facing double glazed window.

Bedroom Three

Carpet flooring, central heating radiator, cupboard housing combi boiler and front facing double glazed window.

Bathroom

Modern three piece suite comprising low flush WC, vanity wash hand basin and shower cubicle. Tiled flooring, partial wall tiling, central heating radiator and rear facing double glazed window.

Outside Space

To the front of the property is a driveway, lawned garden and bushes in borders. To the rear of the property is a patio seating area and lawned garden.

Garage

Detached garage with manual up and over door.



view this property online williamhbrown.co.uk/Property/DGT107876



welcome to

Ambleside Walk, North Anston Sheffield

- THREE BEDROOM SEMI DETACHED
- MODERN THROUGHOUT
- OFF ROAD PARKING
- DETACHED GARAGE
- ***GUIDE PRICE £210,000 - £220,000***

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107876



Property Ref:
DGT107876 - 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.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk