





Windsor Walk,South Anston Sheffield S25 5EL

william h brown

welcome to

Windsor Walk, South Anston Sheffield

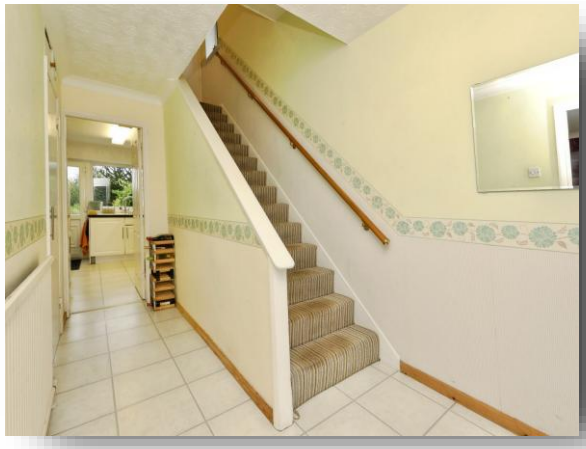
ATTENTION FIRST TIME BUYERS! THREE bedroom semi detached property in the sought after village of South Anston with OFF ROAD PARKING and DETACHED GARAGE. Offered for sale with NO CHAIN! ***GUIDE PRICE - £170,000 - £180,000***













Entrance Porch
Vinyl flooring, central heating radiator, front facing window and side facing timber entrance door.

Entrance Hall
Laminate flooring, central heating radiator and storage cupboard.

Lounge
Laminate flooring, two central heating radiators, front facing double glazed window and rear facing double glazed doors to conservatory.

Kitchen
Fitted kitchen with a range of wall and base units incorporating sink and drainer, space for cooker, space for fridge freezer and plumbing for washing machine. Laminate flooring, central heating radiator, rear facing double glazed window and rear facing double glazed patio door.

Conservatory
UPVC conservatory with tiled flooring and rear facing double glazed patio doors.

Stairs And Landing
Stairs rising to first floor accommodation with carpet flooring, cupboard housing combi boiler, 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, fitted wardrobes and rear facing double glazed window.

Bedroom Three
Laminate flooring, central heating radiator, storage cupboard and front facing double glazed window.

Bathroom
Three piece suite comprising low flush WC, vanity wash hand basin and tiled bath with shower over. Tiled flooring, full wall tiling, storage cupboards, heated towel rail and two rear facing double glazed windows.

Outside Space
To the front of the property is a patio area, borders with bushes and a driveway providing off road parking. To the rear of the property is a lawned garden, patio seating areas and wildlife pond with fields to the rear.

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

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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Windsor Walk, South Anston Sheffield

- THREE BEDROOM SEMI DETACHED PROPERTY
- OFF ROAD PARKING
- DETACHED GARAGE
- NO CHAIN
- GUIDE PRICE - £170,000 - £180,000

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

guide price

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107374

The Property Ombudsman

Property Ref:
DGT107374 - 0005

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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