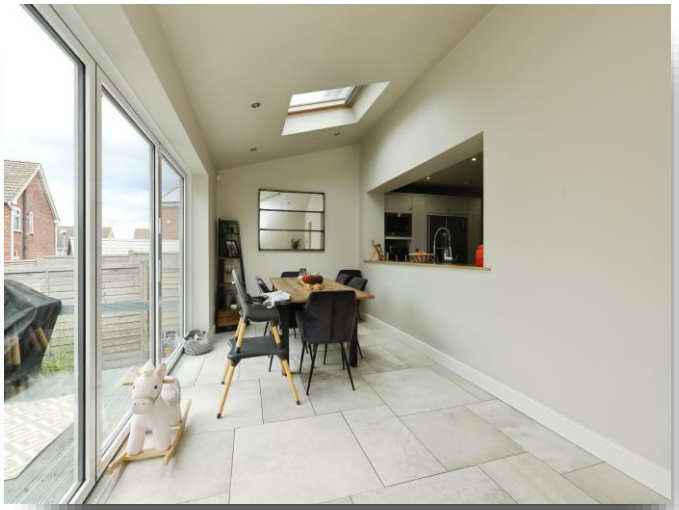






Rochester Road,South Anston Sheffield S25 5DJ

william h brown

welcome to

Rochester Road, South Anston Sheffield

ONWARD PROPERTY FOUND - DO NOT MISS THIS OPPORTUNITY.

EXTENDED TO REAR - Spacious semi detached family home located to the ever popular village of South Anston, early viewings are advised.













Entrance Hall
Accessed via a front facing composite entrance door, central heating radiator and wooden flooring.

Ground Floor Shower Room
Comprising low flush wc, vanity unit with wash hand basin and shower cubicle. Part tiled wall and tiled flooring.

Lounge
Spacious main reception room offers a front facing double glazed window , log burner, central heating radiator and wooden flooring.

Dining Room
Bright and light reception room with rear facing Bifold doors leading to the garden, tiled flooring with underfloor heating, Velux window.

Kitchen
Extended kitchen open plan for spacious family feeling, ideal for entertaining. Fitted with a range of wall and base units with sink and drainer built in. Integrated dishwasher and wine cooler and space for fridge freezer and Range cooker.

Utility Room
Following from the kitchen, briefly comprising fitted wall and base units with sink and drainer unit, integrated

First Floor Landing
Storage cupboard.

Bedroom One
Double bedroom with front facing double glazed window and built in wardrobes, central heating radiator.

Bedroom Two
Double bedroom with rear facing double glazed window and central heating radiator.

Bedroom Three
Offers a side facing double glazed window and central heating radiator.

Family Bathroom
Three piece suite offers bath with rainfall shower over, low flush wc and wash hand basin in vanity unit. Rear facing double glazed window, part tiled walls and tiled flooring.

Loft Space
Versatile space offers two rear facing Velux style windows, built in wardrobes, storage cupboard and central heating radiator.

External
The front of the property offers a paved driveway. The rear of the property offers a large decked seating area and enclosed artificial grassed garden which is enclosed with chipped borders and space for a shed.

welcome to

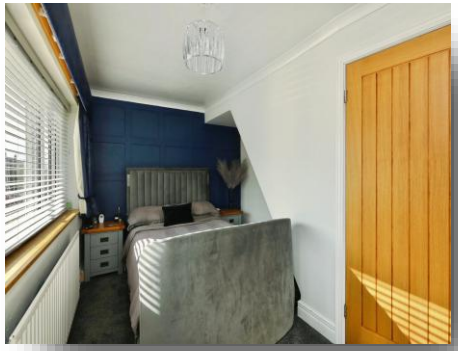
Rochester Road, South Anston Sheffield

- THREE BEDROOMS, FAMILY BATHROOM & LOFT SPACE
- OFF STREET PARKING, ENCLOSED GARDEN
- EXTENDED TO REAR. LOUNGE, DINING ROOM, KITCHEN
- UTILITY ROOM, GROUND FLOOR SHOWER ROOM
-

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

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108180

The Property Ombudsman

Property Ref:
DGT108180 - 0006

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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