





Park Avenue,North Anston Sheffield S25 4GL

william h brown

welcome to

Park Avenue, North Anston Sheffield

Recently renovated THREE bedroom semi DETACHED home perfect for a growing family. Having OFF ROAD PARKING and enclosed REAR GARDEN. Stylish MODERN KITCHEN and BATHROOM. Offered for sale with NO UPWARD CHAIN. *** GUIDE PRICE £210,000 - £220,000 ***













Entrance Hall
Accessed via a front facing entrance door with stairs to the first floor, central heating radiator.

Lounge
Spacious main reception room with front facing double glazed window, double doors leading to the kitchen diner and central heating radiator.

Kitchen - Diner
Fitted with a range of matching wall and base units, central island with electric hob and breakfast bar. Kitchen comprises built in oven, sink and drainer unit and space for appliances. Open plan style this room is ideal for entertaining and hosting, offers double doors to the lounge, rear facing entrance door and both side and rear facing windows.

First Floor Landing
First floor landing space with storage cupboard and access to bedrooms and bathroom

Bedroom One
Double bedroom with front facing double glazed window and central heating radiator.

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

Bedroom Three
Bedroom with front facing double glazed window and central heating radiator, boiler in cupboard.

Bathroom
Simply comprising bath with shower overhead, porcelain wall tiles, heated towel rail, low flush wc and wash hand basin. Double glazed obscured window.

External
The front of the property offers a lawned garden and hard standing for off street parking.
The rear of the property offers a laid to lawn and fully enclosed with raised borders.

Agents 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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Park Avenue, North Anston Sheffield

- MODERN AND CONTEMPORARY THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- OFF ROAD PARKING
- NO UPWARD CHAIN
- *** GUIDE PRICE £210,000 - £220,000 ***

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 10.00

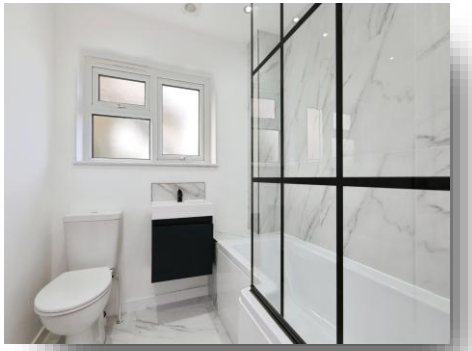
This is a Leasehold property with details as follows; Term of Lease 800 years from 01 Apr 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108218

The Property Ombudsman

Property Ref:
DGT108218 - 0003

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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01909 568811

dinnington@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.