



**Mulberry Road, North Anston Sheffield S25 4BH**

**welcome to**

**Mulberry Road, North Anston Sheffield**

Effectively extended THREE bedroom SEMI DETACHED home in North Anston having OFF ROAD PARKING and enclosed REAR GARDEN. Having down stairs ensuite bedroom and offered for sale with NO UPWARD CHAIN!! \*\*\* OFFERS OVER - £180,000 \*\*\*



### **Entrance Hall**

Front facing double glazed door opening to entrance hall having side facing double glazed door leading onto rear garden. Two central heating radiators and plumbing for washing machine.

### **Kitchen**

Modern fitted kitchen with a range of high gloss wall and base units set above and below worksurfaces incorporating sink and drainer. Integrated appliances include fridge freezer, dishwasher, electric oven, hob and microwave in housing unit. Vinyl flooring and spotlights to ceiling, two front double glazed windows and two central heating radiators.

### **Lounge**

Spacious lounge with the main focal point of the room being the feature gas fire with marble surround. Laminate flooring, central heating radiator and glazed doors leading into..

### **Sun Room**

Having a continuation of the laminate flooring, Velux windows and spotlights to ceiling. Rear facing double glazed French doors and two central heating radiators.

### **Versatile Reception Room**

Laminate flooring, side and rear facing double glazed windows and central heating radiator.

### **Downstairs Wet Room**

Low flush WC, vanity wash hand basin and mains fed shower. Fully tiled walls and flooring and central heating radiator.

### **Walk In Wardrobe**

Central heating radiator.

### **Stairs And Landing**

Stairs rising to first floor accommodation having side facing double glazed window and access to loft space. Laminate flooring and cupboard housing combi boiler.

### **Bedroom One**

Rear facing double glazed window and central heating radiator. Built in storage cupboard.

### **Bedroom Two**

Front facing double glazed window and central heating radiator.

### **Bedroom Three**

Rear and side facing double glazed windows and central heating radiators. Open views over to South Anston.

### **Family Bathroom**

Three piece suite comprising low flush WC, vanity wash hand basin and corner bath with electric shower over. Vinyl flooring and tiling to walls, front facing double glazed window and heated towel rail.

### **Outside Space**

Pebbled driveway to the front with access to the side of the property leading to the rear garden. Patio garden to the rear having a range of plants and shrubs and fencing to sides. Electric points, pond and two timber sheds.



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welcome to

## Mulberry Road, North Anston Sheffield

- Versatile accommodation to the ground floor
- Off road parking
- No upward chain
- Effectively extended
- \*\*\* OFFERS OVER £180,000 \*\*\*

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT108023 - 0005

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