



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!! *** GUIDE PRICE £170,000 - £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.

Agents Note

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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Mulberry Road, North Anston Sheffield

- Versatile accommodation to the ground floor
- Off road parking
- No upward chain
- Effectively extended
- *** GUIDE PRICE £170,000 - £180,000 ***

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT108023 - 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.

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