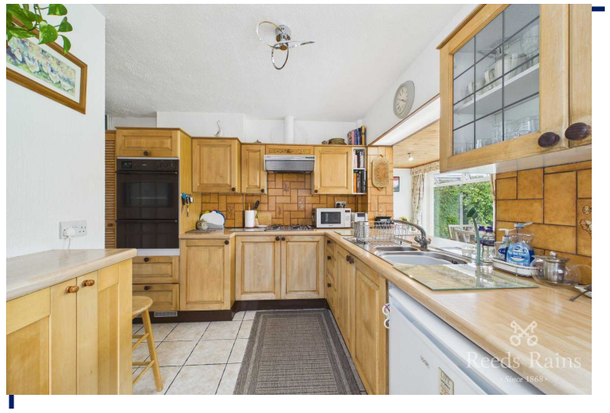
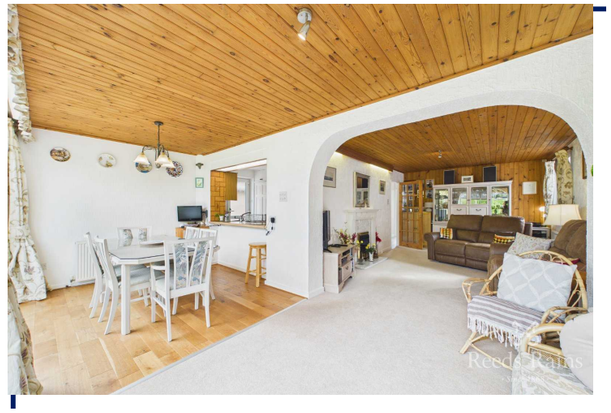
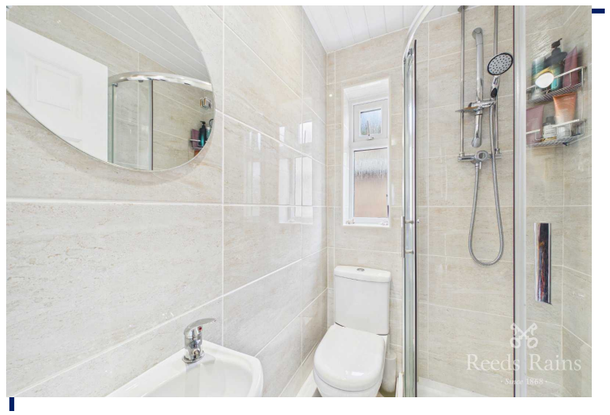


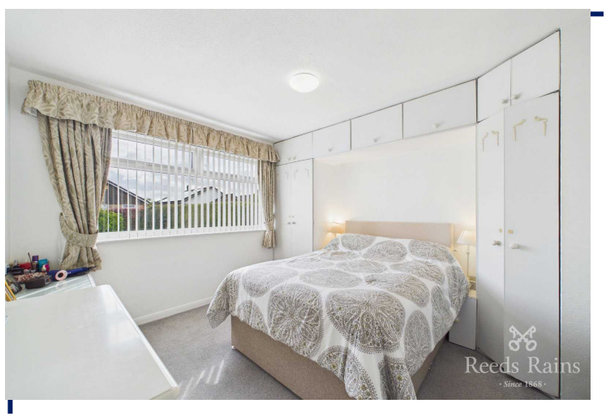


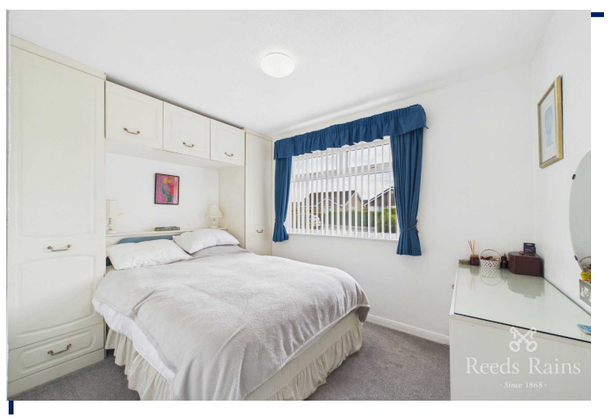












Pine Avenue, South Anston,
Sheffield, South Yorkshire, S25

Asking Price: £325,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Pine Avenue, South Anston, Sheffield, South Yorkshire, S25

Asking Price: £325,000 Freehold

Council Tax Band: D
EPC Rating: TBC

An extended and well-presented detached bungalow, ideally situated on a quiet cul-de-sac within the highly sought-after village of South Anston. Offering spacious and versatile accommodation throughout, the property benefits from three bedrooms, two reception rooms and two bathrooms. Available with no upward chain, this is an excellent opportunity for those seeking a generous bungalow in a desirable location.

Kitchen
11'3" x 11' (3.43m x 3.35m)
Fitted with a range of matching wall, base and drawer units, work surfaces, inset sink and a half with drainer and mixer tap, complimentary splashback tiling, integrated electric oven and grill, gas hob with cooker hood over, space and plumbing for a washing machine and under-counter fridge, tiled flooring, serving hatch into the dining room, built-in cloak cupboard and a side-facing double-glazed door providing access to the property.

Hallway
Inner hallway with laminate flooring and access to the loft via pull-down ladders.

Living Room
16'10" x 10'8" (5.13m x 3.25m)
A spacious living room with fitted carpet, a central heating radiator, feature gas fireplace with marble hearth and surround, side-facing double-glazed window and archway leading into the dining room.

Dining Room
19' x 8'1" (5.8m x 2.46m)
A fantastic addition to the property, featuring fitted carpet and wood flooring, two central heating radiators, a large rear-facing double-glazed window overlooking the garden and sliding patio doors providing direct access to the rear garden.

Master Bedroom
11'5" x 10'11" (3.48m x 3.33m)
Fitted carpet, a central heating radiator, fitted wardrobes and a front-facing double-glazed window.

Bedroom Two
11'3" x 10'11" (3.43m x 3.33m)
A further double bedroom with fitted carpet, a central heating radiator, fitted wardrobes and a front-facing double-glazed window.

Bedroom Three
8'8" x 8'1" (2.64m x 2.46m)
Fitted carpet, a central heating radiator and a side-facing double-glazed window.

Bathroom
6'2" x 5'9" (1.88m x 1.75m)
Featuring a panelled bath with mains shower over and folding glass splashback screen, wash hand basin, low flush W.C, chrome heated towel rail, fully tiled walls, tiled flooring, shaver point, spotlights to the ceiling and a side-facing double-glazed obscure window.

Shower Room
5'5" x 4'5" (1.65m x 1.35m)
Featuring a shower enclosure with mains shower, wash hand basin with vanity unit below, low-flush W.C, heated towel rail, fully tiled walls, tiled flooring, spotlights to the ceiling and a side-facing double-glazed obscure window.

Garage
15' x 9'3" (4.57m x 2.82m)
A detached garage with a remote-controlled electric up-and-over door, lighting, electric sockets, rear-facing window and side-facing door.

Exterior
The property is complemented by beautifully maintained gardens to both the front and rear. To the front, a spacious block-paved driveway provides ample off-street parking and extends into a charming patio seating area, alongside a well-maintained lawn bordered by mature shrubs. The driveway leads to the detached garage, while a side gate provides access through to the rear garden.

The rear garden is predominantly laid to lawn and features a lovely variety of mature shrubs, plants and established fruit trees, creating a well-established and attractive outdoor space. An Indian stone patio provides an ideal area for outdoor seating and entertaining, with the garden being fully enclosed and enjoying a pleasant sense of privacy. The property further benefits from outside lighting and an external tap.

For full EPC please contact the branch.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
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Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



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