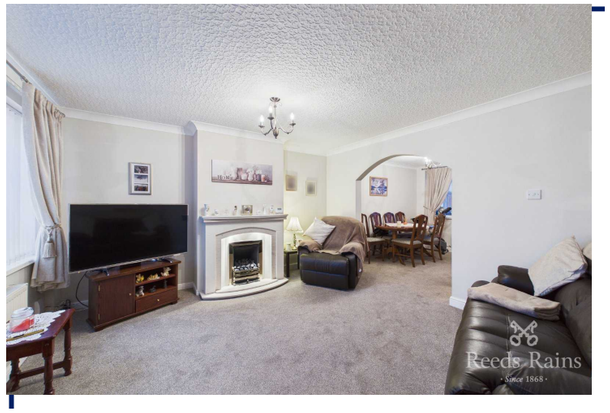
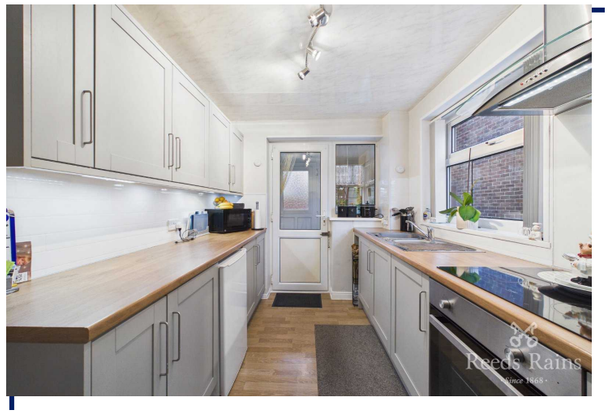
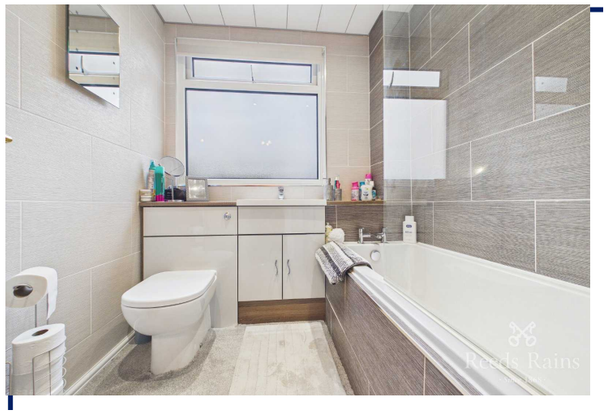


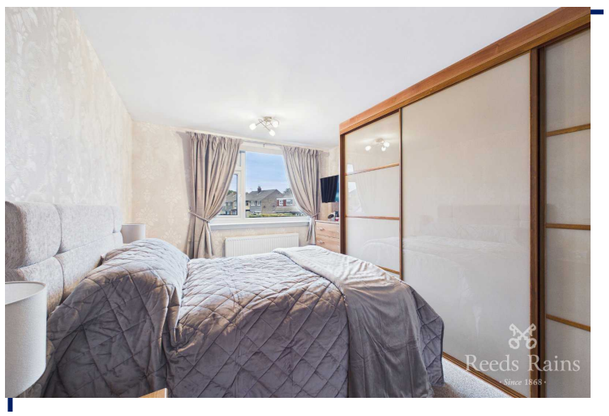














Park Avenue, North Anston,
Sheffield, South Yorkshire, S25

Asking Price: £210,000
Leasehold

Reeds Rains

reedsrains.co.uk

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Asking Price: £210,000 Leasehold

Council Tax Band: B
EPC Rating: TBC

Ideal for first-time buyers and families alike, this beautifully presented three-bedroom semi-detached home occupies a popular residential estate in North Anston. The property further benefits from ample off-street parking and a detached garage.

Porch
A side-facing composite door provides access to the property, alongside tiled flooring and a front-facing double glazed window. A further front-facing uPVC door leads into the entrance hall.

Entrance Hall
Fitted carpet, a central heating radiator, access to the lounge and a staircase rising to the first floor.

Living Room
14'2" x 13'3" (4.32m x 4.04m)
A generously sized reception room featuring fitted carpet, a central heating radiator and a feature gas fireplace with marble hearth and surround. There is also an understairs storage cupboard, an archway leading into the dining room and a front-facing double glazed window.

Dining Room
10'8" x 7' (3.25m x 2.13m)
Fitted carpet, a central heating radiator and a rear-facing double glazed window.

Kitchen
11'2" x 8' (3.4m x 2.44m)
A modern fitted kitchen comprising a range of matching wall, base and drawer units with work surfaces and complementary splashback tiling. There is an inset one-and-a-half bowl sink with drainer and mixer tap, an integrated electric oven, ceramic hob with cooker hood above and glass splashback behind, together with space for an undercounter fridge. Further features include laminate flooring, PVC ceiling panels, a central heating radiator, a side-facing double glazed window and a rear-facing uPVC door leading into the conservatory.

Conservatory/Utility
16'6" x 4'4" (5.03m x 1.32m)
A useful addition to the property, fitted with base units and work surface over, with space for a washing machine, tumble dryer and an undercounter fridge or freezer. Further features include carpet tiles, double glazing, ceiling spotlights and a rear-facing uPVC door providing direct access to the rear garden.

Landing
Fitted carpet, access to the loft via a pull-down ladder, with the boiler located in the loft, and a side-facing tilt-and-turn double glazed window.

Master Bedroom
12'11" x 10' (3.94m x 3.05m)
Fitted carpet, a central heating radiator, floor-to-ceiling built-in sliding wardrobes, fitted drawers and a front-facing double glazed window.

Bedroom Two
11'2" x 10'2" (3.4m x 3.1m)
A further double bedroom featuring fitted carpet, a central heating radiator, a built-in airing cupboard and a rear-facing double glazed window.

Bedroom Three
10'6" x 6'6" (3.2m x 1.98m)
Fitted carpet, a central heating radiator and a front-facing double glazed window.

Bathroom
6'5" x 6'3" (1.96m x 1.9m)
Fitted with a tiled bath with mains-powered shower over and glass shower screen, wash hand basin and low-flush W.C., both set within a vanity unit. Further features include a heated towel rail, fully tiled walls, ceiling spotlights, fitted carpet and a rear-facing double glazed obscure window.

Garage
A detached garage with an up-and-over door, internal lighting, electric sockets, exterior lighting and a side-facing window.

Exterior
To the front of the property is a block-paved driveway providing side-by-side parking, with a further lengthy driveway leading to the detached garage. A side gate provides access to the rear garden.

The rear garden is mainly laid to lawn, with a selection of established shrubs and plants, and is enclosed by fencing.

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
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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

For full EPC please contact the branch.



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