



Kendal Avenue, North Anston Sheffield S25 4HQ

welcome to

Kendal Avenue, North Anston Sheffield

WELL MAINTAINED THREE bedroom SEMI DETACHED home in NORTH ANSTON with OFF ROAD PARKING and enclosed REAR GARDEN. MODERN kitchen and bathroom. *** GUIDE PRICE £190,000 - £200,000 ***



Entrance Hall

Front facing entrance door, storage cupboard.

Lounge

Front facing double glazed window allowing in natural light, central heating radiator and vinyl floor covering.

Kitchen

Fitted with a range of wall and base units incorporating a sink unit, electric oven, gas hob and extractor fan. Built in fridge freezer, dishwasher and washing machine. Pantry cupboard and central heating radiator.
Double glazed window and patio doors.

First Floor Landing

Side facing double glazed window and access to the loft.

Bedroom One

Double bedroom with fitted wardrobes, front facing double glazed window, central heating radiator and laminate flooring.

Bedroom Two

Double bedroom with rear facing double glazed window, laminate floor covering and central heating radiator.

Bedroom Three

Front facing double glazed window, storage cupboard, central heating radiator and laminate floor covering.

Bathroom

Bath with rainfall shower over, low flush wc and wash hand basin. Fully tiled walls, vinyl floor covering and rear facing double glazed obscured window,

External

The front of the property offers a driveway for several vehicles. The rear of the property offers a patio seating area, laid to lawn garden and pebbled borders.

Car Port

Manual roller door to the front with an open back, power and lighting,



view this property online williamhbrown.co.uk/Property/DGT108050



welcome to

Kendal Avenue, North Anston Sheffield

- SEMI DETACHED FAMILY HOME
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- *** GUIDE PRICE £190,000 - £200,000 ***

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108050



Property Ref:
DGT108050 - 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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



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



williamhbrown.co.uk