



Bennett Croft, North Anston SHEFFIELD S25 4DU

welcome to

Bennett Croft, North Anston SHEFFIELD

FOUR bedroom END TOWN HOUSE with OFF ROAD PARKING and GARAGE. Enclosed REAR GARDEN and close to local amenities and SCHOOLS!!
Call now to arrange an early viewing!! ***GUIDE PRICE £275,000 - £300,000**



Entrance Hall

Front facing composite door leading into hallway having laminate flooring, central heating radiator and storage cupboard.

Cloakroom

Low flush WC and pedestal wash hand basin. Tiled flooring and central heating radiator.

Kitchen

Fitted kitchen with a range of shaker style wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Integrated appliances include electric oven and induction hob, washing machine and dishwasher. Space for fridge freezer and breakfast bar area. Laminate flooring, rear facing double glazed window and rear facing double glazed patio doors onto rear garden.

Bedroom Four

Front facing double glazed window and central heating radiator.

Stairs And Landing

Stairs rising to first floor having central heating radiator and cupboard housing combi boiler.

Lounge

Spacious lounge with two front facing double glazed windows and two central heating radiators.

Bedroom Two

Rear facing double glazed window and central heating radiator.

Family Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with mixer tap. Tiled flooring, rear facing double glazed window and central heating radiator.

Stairs And Landing

Stairs rising to second floor accommodation.

Master Bedroom

Spacious master bedroom with two front facing double glazed windows and central heating radiator. Door leading to..

Ensuite

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with electric shower. Tiled flooring and heated towel rail.

Bedroom Three

Two rear facing Velux windows and central heating radiator.

Outside Space

Driveway to the front with further pebbled area with a range of bushes and trees to borders. To the rear is a decked seating area with artificial lawned garden.

Garage

Having up and over door, power and lighting.

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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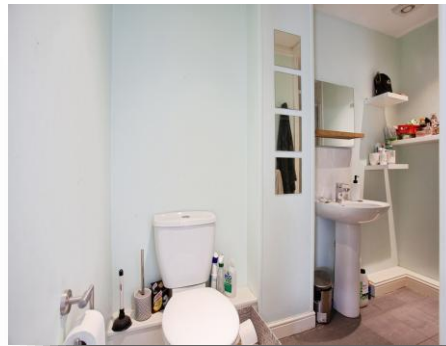
- FAMILY HOME
- VERSATILE ACCOMMODATION THROUGHOUT
- OFF ROAD PARKING AND GARAGE
- ENSUITE MASTER BEDROOM
- ***GUIDE PRICE £275,000 - £300,000***

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT108016 - 0006

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.



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