



Buttermere Close, North Anston Sheffield S25 4GA

welcome to

Buttermere Close, North Anston Sheffield

* ONWARD PROPERTY FOUND * Semi detached family home situated in to a corner plot with garage and ample off street parking. Accommodation briefly comprises entrance hall, lounge, dining room, conservatory to the ground floor and three bedrooms and bathroom to the first floor.



Entrance Hall

Front facing entrance door, stairs leading to the first floor and central heating radiator.

Lounge

Front facing double glazed window allows plenty of natural light in to the room. Log burner inset to wall being central feature. Central heating radiator and open plan to dining room.

Dining Room

Open plan from the lounge, this dining room offers access to the kitchen and rear facing double glazed window and central heating radiator.

Kitchen

Fitted with a range of wall and base units, sink and drainer unit, oven, electric hob and extractor fan. Integrated dishwasher and space for fridge freezer and plumbing for washing machine. Side facing double glazed window and rear facing entrance door that leads to the conservatory.

Conservatory

Upvc and double glazed, overlooking the garden a great spot to relax with entrance door.

First Floor Landing

Side facing double glazed window, loft access and storage cupboard.

Bedroom One

Double bedroom with front facing double glazed window and central heating radiator.

Bedroom Two

Double bedroom with rear facing double glazed window and central heating radiator.

Bedroom Three

Front facing double glazed window and central heating radiator.

Bathroom

Fitted with a bath, shower over, low flush wc and

wash hand basin. Tiled walls and floor covering, rear facing double glazed obscured window.

External

To the front of the property is a driveway and pebbled area. Ample off street parking leads to the garage which is also a great size. The rear of the property offers a lawned garden which is enclosed and a great size.

Lister Comments

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a relation of an Employee of the Connells Group of companies

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.



view this property online williamhbrown.co.uk/Property/DGT108106



welcome to

Buttermere Close, North Anston Sheffield

- CORNER PLOT, GOOD SIZE GARDEN
- AMPLE OFF STREET PARKING & GARAGE
- LOUNGE, DINING ROOM, KITCHEN & CONSERVATORY
- THREE BEDROOMS, BATHROOM
- SEMI DETACHED FAMILY HOME

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108106



Property Ref:
DGT108106 - 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.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



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



williamhbrown.co.uk