

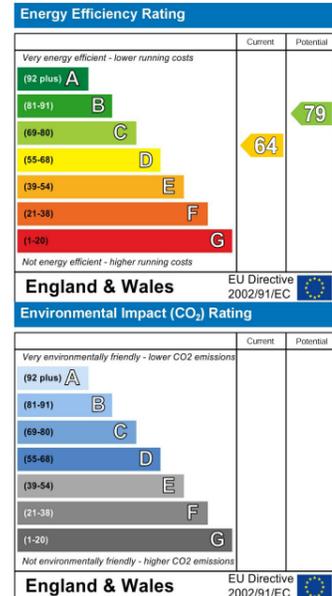
Floor Plan



Area Map



Energy Efficiency Graph



92 Devonshire Drive, North Anston, Sheffield, S25 4AR

Price Guide £175,000

*** NO CHAIN *** GUIDE PRICE £175,000 - £185,000 Three bedroom semi detached property located on a popular residential development in North Anston. Accommodation briefly comprises entrance porch, lounge, fitted kitchen and conservatory to the ground floor. Three bedrooms and modern family bathroom to the first floor. Ample amenities and schools are close by and motor way links including M1 and M18 are within driving distance.

To book a viewing please call Maltby Merryweathers on 01709813000.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited Ship Hill, Rotherham, South Yorkshire S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley, Doncaster, Maltby and Mexborough

Registered office: 47 Moorgate Street, Moorgate, Rotherham S60 2EY Registered in England and Wales No. 6679044

Residential Sales Residential Lettings & Management Land & New Homes Commercial Sales, Acquisition & Management Chartered Surveyors Rural Property Expert Witness Reports Auctions

FRONT ELEVATION

To the front of the property is a laid to lawn garden with ample off road parking to the side.

ENTRANCE PORCH

UPVC door leading into entrance porch

LOUNGE 13'8" x 14'7" (4.19 x 4.45)

Front and side facing double glazed window, feature gas fireplace and central heating radiator. Stairs rising to the first floor.

KITCHEN 10'7" x 14'7" (3.25 x 4.45)

Modern fitted kitchen with a range of white gloss wall and base units with inset 1 1/2 bowl sink and drainer. Electric oven and gas hob with cookerhood over. Plumbing for washing machine and dishwasher with space for fridge freezer. Under lighting, three storage cupboards, rear facing double glazed window and central heating radiator.

CONSERVATORY 4'9" x 13'6" (1.47 x 4.14)

Side facing door and rear facing patio doors.

FIRST FLOOR

Side facing UPVC window and central heating radiator.

BEDROOM ONE 15'10" x 8'3" (4.85 x 2.54)

Built in wardrobes, front facing double glazed window and central heating radiator.

BEDROOM TWO 8'9" x 8'9" (2.69 x 2.67)

Rear facing double glazed window and central heating radiator.

BEDROOM THREE 11'6" x 5'10" (3.53 x 1.80)

Front facing double glazed window and central heating radiator.

BATHROOM 5'6" x 5'2" (1.7 x 1.6)

Having a thre piece suite incorporating a shower over bath with glass screen, toilet and basin with vanity unit. Rear facing window and heated towel rail.

GARAGE

Having up and over door, power and lighting.

GARDEN

To the rear is a laid to lawn garden with paved patio area and decking.

Material information

Tenure: Leasehold

Lease remaining:743 years

Full lease term: 800 years from 1 October 1964

EPCD

Council tax band B