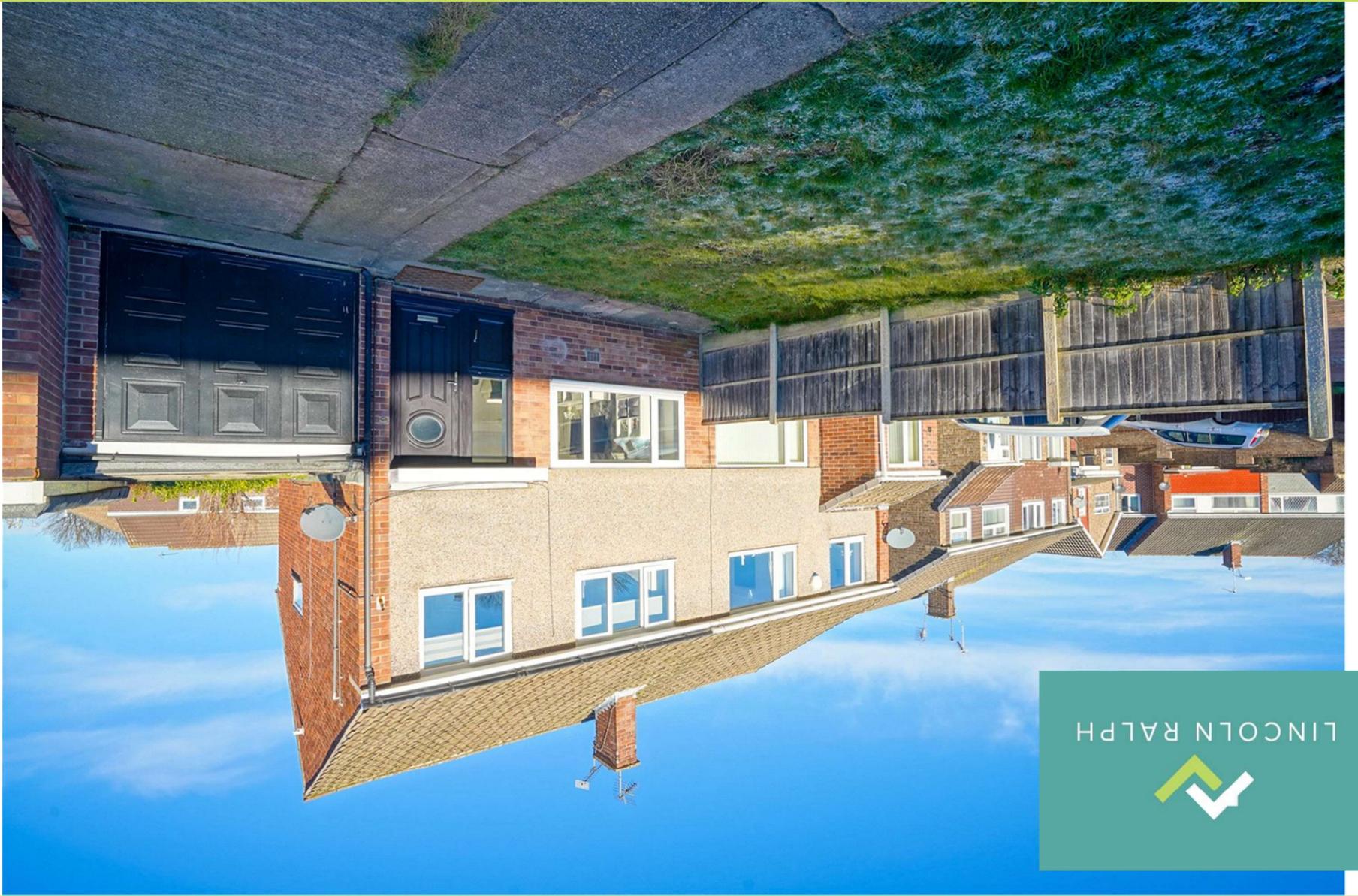


Leasehold

Asking Price: £200,000

Ennerdale Close, North Anston,
Sheffield, South Yorkshire, S25



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Ennerdale Close, North Anston, Sheffield, South Yorkshire, S25

CUL DE SAC POSITION! POPULAR LOCATION! LANDSCAPED REAR GARDEN AND MORE!

A beautifully appointed three bedroom semi detached home that enjoys a position within a cul de sac upon this ever popular development. The home boasts excellent standards throughout and is perfectly placed to access a range of amenities in Dinnington along with the A57 and the M1 motorway network. The accommodation briefly comprises an entrance hallway, well presented lounge, stunning breakfast kitchen and a conservatory. To the first floor is a landing, three bedrooms and a bathroom. Outside, off road parking is provided by a driveway and garage. At the rear is an enclosed, landscaped garden with artificial lawn. A must view! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall Front facing UPVC double glazed entrance door and wood effect laminate flooring. Stairs rise to the first floor landing and double doors open to the lounge.

Lounge 4.09 x 3.96. A well presented room that has wood effect laminate flooring, two front facing UPVC double glazed windows and a radiator. There is a useful understairs storage cupboard and double doors open to the kitchen.

Breakfast Kitchen 4.84 x 3.17. This stunning kitchen is fitted with a range of wall mounted and base level handle less units in a white high gloss finish with work surfaces incorporating a sink unit with mixer tap. The kitchen is equipped with an integrated electric oven, microwave and fridge freezer along with plumbing for a washing machine. In addition there is an island unit with integrated four ring induction hob and breakfast bar. Having tiling to splashback height, downlights to the ceiling, radiator, side facing UPVC double glazed window, rear facing UPVC double glazed window and entrance door. Sliding UPVC doors open to the conservatory.

Conservatory 2.98 x 2.75. Having side and rear facing UPVC double glazed windows. A UPVC entrance door opens to the rear garden.

Landing Having a side facing UPVC double glazed window and loft access with ladder and housing the central heating boiler. Doors open to the bedrooms and bathroom.

Bedroom 1 3.94 x 2.28. Having fitted wardrobes, front facing UPVC double glazed window and a radiator.

Bedroom 2 2.83 x 2.79. Rear facing UPVC double glazed window, cupboard and radiator.

Bedroom 3 2.05 x 3.05. (The first measurement reduces to 1.06 and the latter reduces to 2.15) Front facing UPVC double glazed window, radiator and a cupboard.

Bathroom 1.85 x 1.84. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and wash hand basin. There is aqua panelling to the walls, rear facing UPVC double glazed window and a heated chrome towel rail.

Outside To the front is a lawned garden and a driveway that provides off road parking and in turn leads to the single garage. At the rear is a beautifully appointed, landscaped garden that has a black limestone patio with step descending to an artificial lawn that in turn rises to a further flagged seating area.



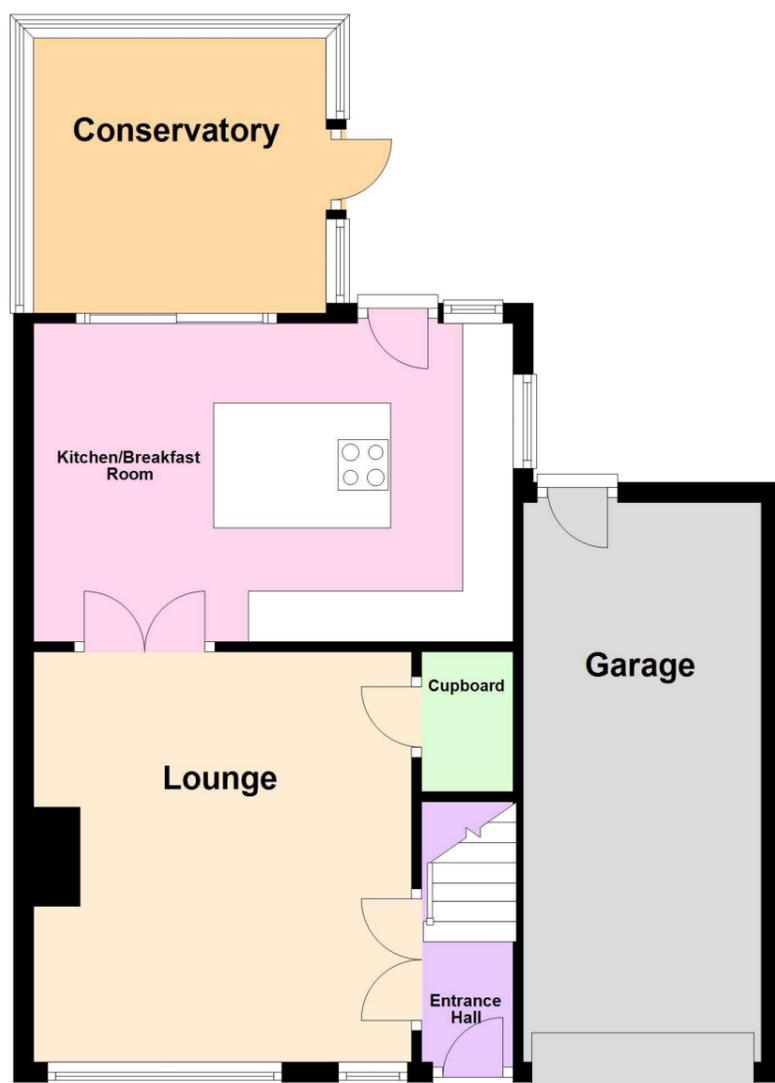
- Three bedroom semi detached
- Popular location
- Cul de sac position
- Driveway & garage
- Landscaped rear garden
- Excellent standards throughout
- Convenient position
- Viewing is highly recommended!

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

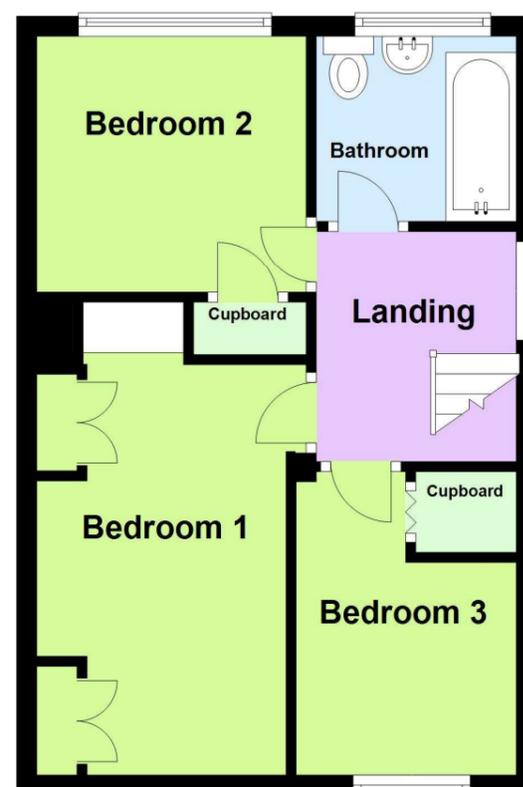
Ground Floor

Approx. 57.2 sq. metres (615.2 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 92.3 sq. metres (993.6 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.