



The Oval, North Anston, Sheffield, South Yorkshire, S25

ATTENTION FIRST TIMERS AND FAMILIES! A THREE BEDROOM SEMI DETACHED IN IN THIS POPULAR & CONVENIENT LOCATION! VIEWING RECOMMENDED!

A three bedroom semi detached home that would suit both first timers and growing families alike. The property is placed within this ever popular location and is ideally positioned to access a range of amenities in Dinnington along with the A57 and M1 motorway network. The accommodation briefly comprises an entrance porch, lounge, dining room, conservatory and a kitchen. To the first floor is a landing, three bedrooms and a bathroom. Outside, off road parking is provided by a driveway and a garage. There are gardens to both the front and rear. Viewing is recommended! Call Lincoln Ralph today!

Porch Front and side facing UPVC double glazed windows. UPVC double glazed entrance door and a UPVC door opens to the lounge.

Lounge 5.11 x 3.66. (The first measurement is the maximum measurement and reduces to 4.24) Having a fire surround with hearth and back incorporating a living flame gas fire. There is coving to the ceiling, two radiators along with front and side facing UPVC double glazed windows. Stairs rise to the first floor landing and the room opens to the dining room.

Dining Room 3.12 x 3.04. Having a radiator along with rear facing UPVC double glazed windows that open to the conservatory. A door opens to the kitchen.

Conservatory 2.05 x 2.0. Wood effect laminate flooring, rear facing UPVC double glazed windows and a UPVC double glazed entrance door.

Kitchen 2.77 x 1.91. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is space for a cooker with extractor hood over, plumbing for a washing machine and space for a fridge freezer. Having tiling to splashback height, side facing UPVC double glazed window and a rear facing UPVC double glazed entrance door.

Landing Having loft access, coving to the ceiling and a side facing UPVC double glazed window. Doors opens to the bedrooms and bathroom.

Bedroom 1 3.69 x 3.16. Front facing UPVC double glazed window and a radiator.

Bedroom 2 3.14 x 3.01. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.73 x 1.82. Front facing UPVC double glazed window and a radiator.

Bathroom 1.95 x 1.67. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a vanity wash hand basin. Having tiling to splashback height, downlights to the ceiling, extractor fan, rear facing UPVC double glazed window and a heated chrome towel rail.

Outside To the front is gravelled garden/standing area along with a patterned concrete driveway that provides off road parking and in turn leads to a single garage. To the rear is a patio that opens to an enclosed lawned garden.

Garage Up and over door, power and lighting.

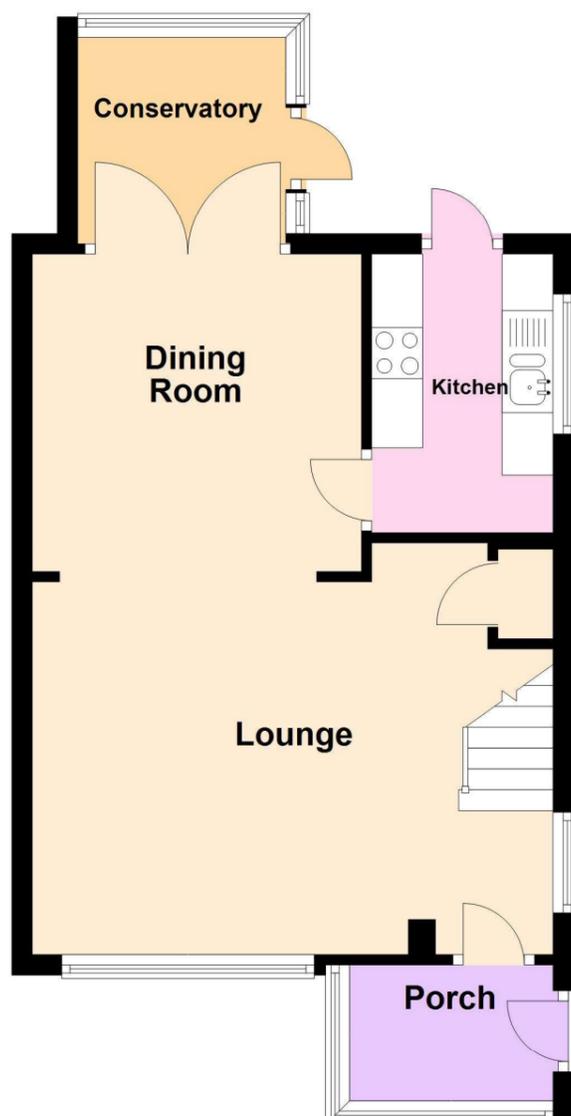


- Attention first timers & families!
- Three bedroom semi detached
- Popular location
- Two reception rooms
- Conservatory
- Well placed for amenities
- Driveway & garage
- Viewing is recommended!

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



First Floor



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