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Marketing Preview











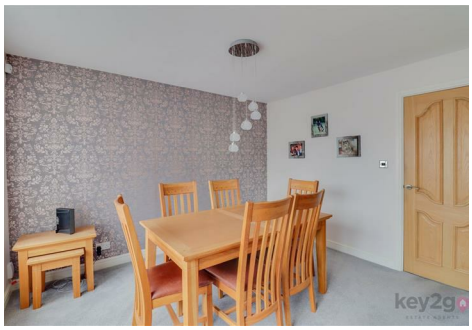
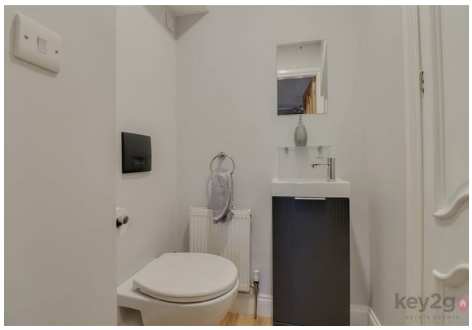
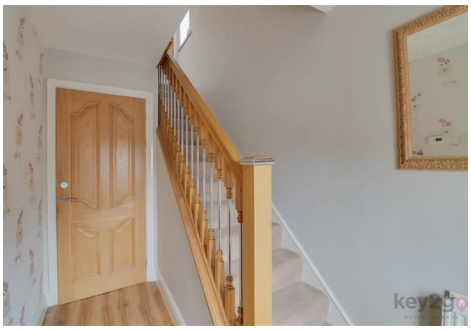




6 Pembroke Rise, South Anston, Sheffield, S25 5BZ

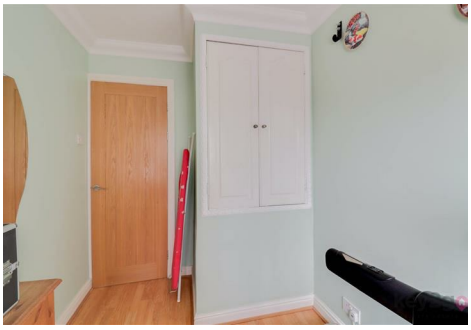
£250,000

Bedrooms 3, Bathrooms 1, Reception Rooms 3















** GUIDE PRICE £250,000 - £260,000 ** A fantastic opportunity to purchase this three bedroom semi-detached property, situated on a quiet cul-de-sac. Offering an occasional attic room, a modern kitchen/diner converted from the garage and a downstairs WC. Also benefiting from off road parking and an enclosed rear garden. Ideally located close to local amenities and with excellent road links to the City Centre and the M1 Motorway. A perfect family home!

SUMMARY

** GUIDE PRICE £250,000 - £260,000 ** A fantastic opportunity to purchase this three bedroom semi-detached property, situated on a quiet cul-de-sac. Offering an occasional attic room, a modern kitchen/diner converted from the garage and a downstairs WC. Also benefiting from off road parking and an enclosed rear garden. Ideally located close to local amenities and with excellent road links to the City Centre and the M1 Motorway. A perfect family home!

Enter into the hallway with stairs rising to the first floor and doors to the downstairs WC and dining room. The downstairs WC is fitted with a WC, wash basin and storage cupboard. The dining room is a generously sized reception room with a large window to the front and a door leading through to the lounge. The lounge is bright and spacious, featuring bi-folding doors to the rear and a further door to the kitchen/diner. The kitchen/diner is modern and fitted with ample wall and base units, a breakfast bar, oven, hob and extractor fan, with space for an American style fridge/freezer. There is a skylight window and doors to both the front and rear of the property.

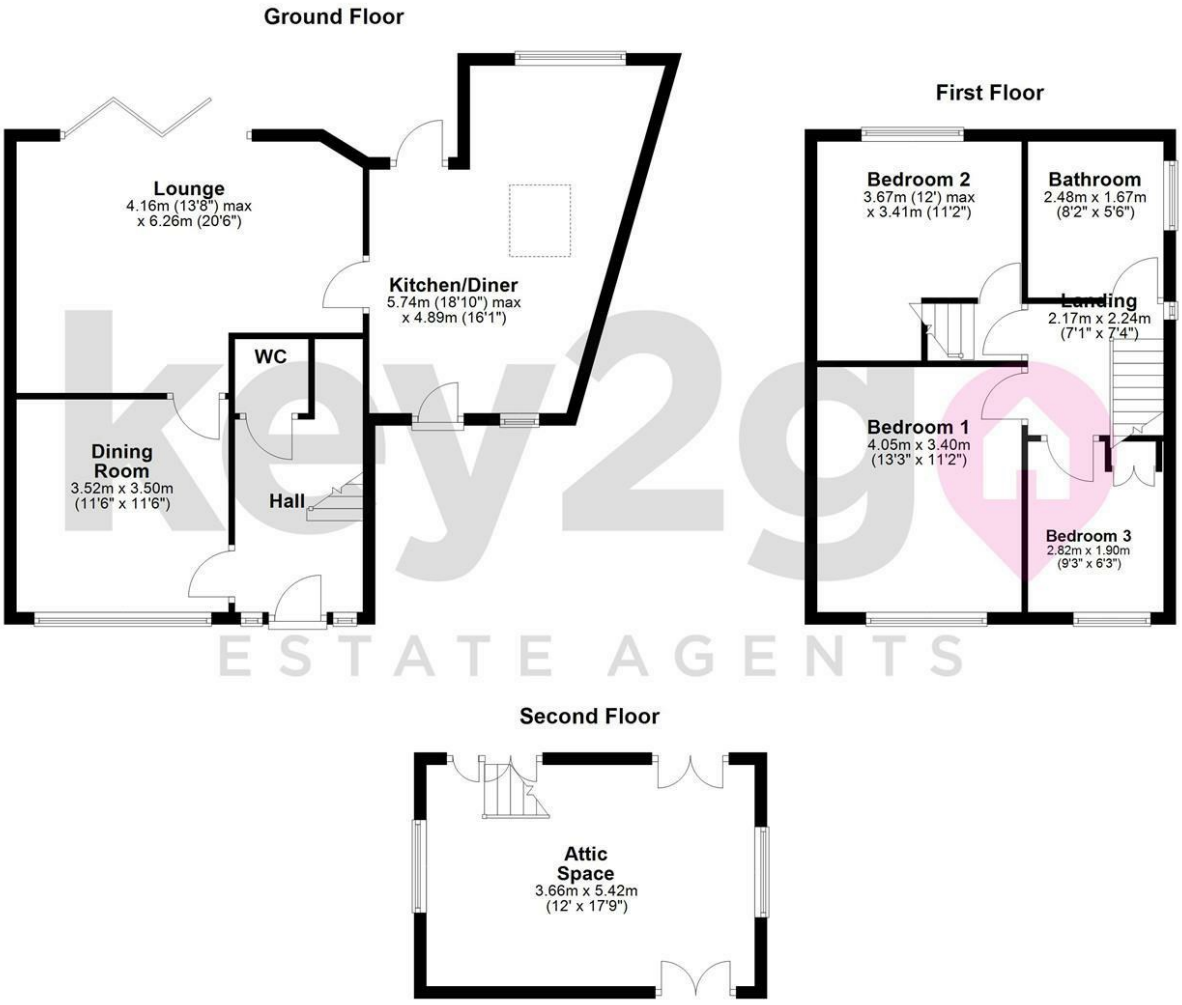
Stairs rise to the first floor landing with doors to the two bedrooms, bathroom and attic room stair rise which has access to bedroom two. Bedroom one is a generously sized double bedroom with fitted wardrobes. Bedroom two is also a double bedroom with fitted wardrobes. Bedroom three is a single bedroom with an over stairs storage cupboard. The bathroom is fitted with a feature bath, separate shower cubicle, wash basin and WC.

Stairs rise to the generous sized attic room which has ample eaves storage and two windows.

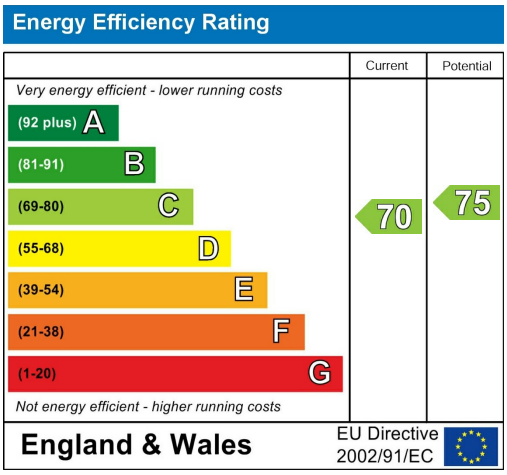
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



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