



Rackford Road, North Anston SHEFFIELD S25 4DF

welcome to

Rackford Road, North Anston SHEFFIELD

A must see - EXTENDED three bedroom family home in popular location of NORTH ANSTON, Early viewings are advisable to avoid missing out. Off street parking and garage. Beautiful rear garden. Conveniently located for the many amenities including schools within North Anston.



Entrance Porch

Side facing double glazed UPVC door leading into entrance porch having front and side double glazed window and storage cupboards.

Entrance Hall

Comprises of central heating radiator and cupboard housing boiler.

Cloakroom

Low flush wc, vanity wash hand basin, heated towel rail, side double glazed window and laminate flooring.

Lounge

Feature gas fireplace, front double glazed window and central heating radiator.

Dining Room

Features central heating radiator and rear double glazed patio doors leading to conservatory.

Kitchen

Fitted kitchen with a range of gloss wall and base units set above and below worksurfaces incorporating built in sink and drainer, double oven, microwave , gas hob, fridge freezer, dishwasher and washing machine. Laminate flooring, central heating radiator, side and rear double glazed window and rear double glazed upvc door.

Conservatory

A bright and airy brick and upvc conservatory incorporating two central heating radiators and rear double glazed patio doors.

Stairs And Landing

Stairs rising to first floor accommodation with side double glazed window, loft access and cupboard housing water tank.

Bedroom One

Front double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

Rear double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

Front double glazed window, fitted wardrobes and central heating radiator.

Bathroom

Four piece suite comprising wc, vanity wash hand basin, paneled bath and electric shower in cubicle. Side double glazed window, heated towel rail, central heating radiator and full wall tiling

Outside Space

To the front of the property is a rising garden featuring bushes and plants. There is also a driveway leading down the side of the property. To the rear of the property there is a decked area, patio seating area and a lawned garden with lots of plants and bushes to borders.

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.



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welcome to

Rackford Road, North Anston SHEFFIELD

- OFF ROAD PARKING
- DETACHED GARAGE
- CONSERVATORY
- POPULAR AREA
- GUIDE PRICE £270,000 - £300,000

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DGT108057 - 0007

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.

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