



**Nursery Crescent
North Anston
Sheffield
South Yorkshire
S25 4BQ**

Offers in Excess of £170,000

bettermove

Nursery Crescent Sheffield

Bettermove are proud to present this 3 bedroom Semi-Detached House in the sought after area of North Anston, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is A.

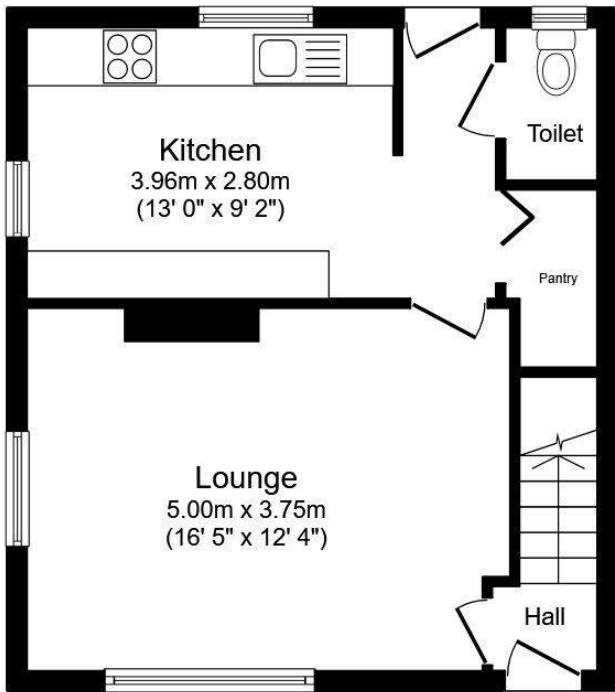
The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this property comprises a spacious living room, the fitted kitchen and a convenient WC on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

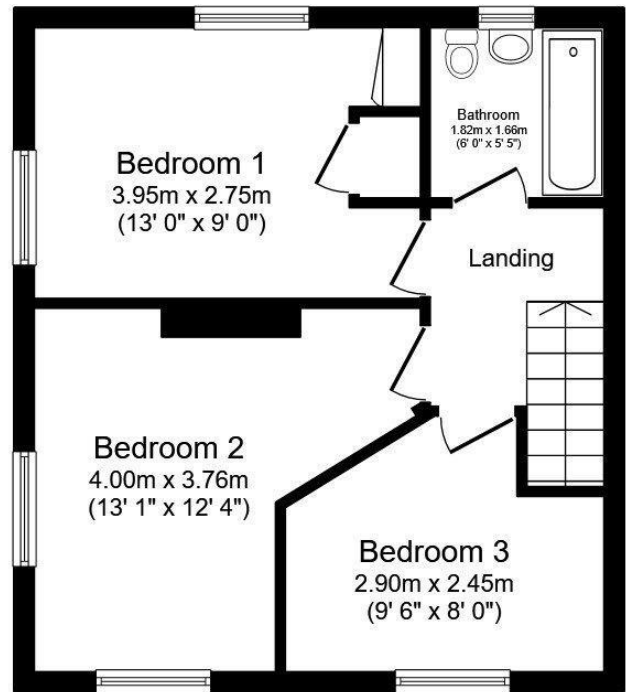
Located in the sought-after village of North Anston, the property enjoys easy access to a variety of local amenities, including independent shops, supermarkets, eateries and public houses, together with nearby green spaces such as Anston Stones Wood and Langold Country Park. Excellent transport links are available via Kiveton Park Railway Station, the A57 and the M1 motorway, offering straightforward access to Sheffield, Rotherham and the wider region.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Ground Floor



First Floor

Total floor area 78.5 sq.m. (845 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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