



Burns Road, Dinnington Sheffield S25 2LN

welcome to

Burns Road, Dinnington Sheffield

CALLING ALL FIRST TIME BUYERS!! Recently renovated TWO bedroom SEMI detached property with enclosed REAR GARDEN. Modern kitchen and bathroom.. Offered for sale with NO UPWARD CHAIN!!



Entrance Hall

Tiled flooring, central heating radiator and side facing double glazed UPVC entrance door.

Lounge

Carpet flooring, central heating radiator, electric fire, two rear facing double glazed windows and rear facing double glazed UPVC door.

Kitchen Diner

Recently renovated kitchen having a range of gloss units set above and below worksurfaces incorporating stainless steel sink and diner. Built in electric oven, gas hob, plumbing for washing machine and space for fridge freezer. Tiled flooring in kitchen area and two front facing double glazed windows.

Downstairs Bathroom

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with mixer tap over. Tiled flooring, rear facing double glazed window and heated towel rail.

Stairs And Landing

Stairs rising to first floor accommodation having rear facing double glazed window and access to loft space.

Bedroom One

Cupboard housing combi boiler. Rear facing double glazed window and central heating radiator.

Bedroom Two

Front facing double glazed window and central heating radiator.

Additional Cot Room

Front facing double glazed window and heated towel rail.

Wc

Low flush WC and pedestal wash hand basin. Side facing double glazed window and tiled flooring.

Outside Space

Large lawned garden to the front with hard standing area to the side. Further lawned garden to the rear with decked seating area.

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.



view this property online williamhbrown.co.uk/Property/DGT107893



welcome to

Burns Road, Dinnington Sheffield

- PERFECT FIRST HOME
- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- RECENTLY RENOVATED
- *** GUIDE PRICE £160,000 - £170,000 ***

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107893



Property Ref:
DGT107893 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk