



Byron Road, Dinnington Sheffield S25 2LP

welcome to

Byron Road, Dinnington Sheffield

MODERN and SPACIOUS TWO bedroom SEMI DETACHED property with OFF ROAD PARKING and DOUBLE DETACHED GARAGE!! Offered for sale with NO UPWARD CHAIN!! *** OFFERS OVER £150,000 ***



Entrance Hall

Side facing double glazed UPVC door leading into hallway with vinyl flooring, central heating radiator and storage cupboard.

Lounge

Spacious lounge with the main focal point of the room being the feature fireplace with gas fire. Rear facing double glazed French doors leading onto rear garden and central heating radiator.

Dining Room

Front facing double glazed window and central heating radiator.

Kitchen

Fitted kitchen with a range of walls and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Built in electric oven and gas hob, built in microwave, fridge and washing machine included. Vinyl flooring and front facing double glazed window.

Stairs And Landing

Stairs rising to first floor having rear facing double glazed window, access to loft space and cupboard housing combi boiler.

Bedroom One

Front facing double glazed window and central heating radiator.

Bedroom Two

Rear facing double glazed window and central heating radiator.

Bathroom

Three piece suite comprising wash hand basin, free standing bath and shower enclosure with rainfall shower. Tiled flooring, front facing double glazed window and heated towel rail.

Separate Wc

Low flush WC, tiled flooring and side facing double glazed window.

Outside Space

Shared driveway to the front allowing parking for several vehicles. Lawned garden to the rear with pebbled boarders. Further pebbled and decked seating area.

Double Garage

Double detached garage having two manual up and over doors.

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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- NO UPWARD CHAIN
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- DOUBLE DETACHED GARAGE
- *** OFFERS OVER - £150,000 ***

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107826 - 0004

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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