



Church Lane, Dinnington Sheffield S25 2LY

welcome to

Church Lane, Dinnington Sheffield

Beautifully presented THREE bedroom DETACHED BUNGALOW in Dinnington with OFF ROAD PARKING and enclosed REAR GARDEN!! Offered for sale with NO UPWARD CHAIN!!



Entrance Porch

Side facing double glazed entrance door leading into entrance porch with laminate flooring.

Lounge

Spacious lounge with the main focal point of the room being the feature fireplace with gas fire. Front and side facing double glazed windows and two central heating radiators.

Kitchen

Fitted units set above and below worksurfaces incorporating stainless steel sink and drainer. Built in electric and gas hob, plumbing for washing machine and space for fridge freezer. Laminate flooring, side facing double glazed window and rear facing double glazed door into porch.

Inner Hall

Access to loft space and central heating radiator.

Bedroom One

Fitted wardrobes to one wall. Rear facing double glazed door into conservatory and central heating radiator.

Conservatory

Brick and UPVC construction conservatory. Tiled flooring, rear facing double glazed patio doors and central heating radiator.

Bedroom Two

Fitted wardrobes to one wall. Rear facing double glazed window and central heating radiator.

Bedroom Three

Fitted wardrobes to one wall, side facing double glazed window and central heating radiator.

Wet Room

Three piece suite comprising low flush WC, vanity wash hand basin and electric shower. Full tiling to walls and vinyl flooring. Side facing double glazed window and heated towel rail.

Outside Space

Lawned garden to the front with a range of mature plants and shrubs. Driveway to the front leading down the side allowing parking for several vehicles. Further laid to lawn garden to the rear with mature plants and trees to borders.

Garage

Having electric roller door, power and lighting.

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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Church Lane, Dinnington Sheffield

- DETACHED BUNGALOW
- WELL PRESENTED
- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING

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

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DGT107993 - 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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