



Furness Close, Dinnington Sheffield S25 2TT

welcome to

Furness Close, Dinnington Sheffield

EXTENDED THREE bedroom semi detached home with MODERN KITCHEN and OFF ROAD PARKING. Close to local amenities, schools and transport links. GUIDE PRICE £190,000 - £200,000



Entrance Hall

Laminate flooring and front facing double glazed composite door.

Cloakroom

Vinyl flooring, low flush WC, vanity wash hand basin, heated towel rail and rear facing double glazed window.

Lounge

Laminate flooring, central heating radiator and front facing double glazed window.

Dining Room

Vinyl flooring, central heating radiator and rear facing double glazed patio doors.

Kitchen

Modern fitted gloss kitchen with a range of wall and base units set above and below worksurfaces incorporating sink, fridge freezer, microwave, washing machine and plumbing for dishwasher. Vinyl flooring, central heating radiator, front facing double glazed window and rear facing double glazed window.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, storage cupboard and access to the loft.

Bedroom One

Vinyl flooring, central heating radiator, storage cupboard and front facing double glazed window.

Bedroom Two

Laminate flooring, central heating radiator and two rear facing double glazed windows.

Bedroom Three

Laminate flooring, central heating radiator and front facing double glazed window.

Bathroom

Three piece suite comprising low flush WC, wash hand basin and paneled bath with mains shower

over. Vinyl flooring, full wall tiling, central heating radiator and rear facing double glazed window.

Outside Space

To the front of the property is a driveway for several vehicles whilst to the rear is a patio seating area and lawned garden.

Agent 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

Furness Close, Dinnington Sheffield

- EFFECTIVELY EXTENDED
- THREE DOUBLE BEDROOMS
- MODERN THROUGHOUT
- OFF ROAD PARKING
- DOWNSTAIRS WC

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

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DGT107971 - 0015

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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