











## 33 Dinnington Road

Sheffield • South Yorkshire • S8 0NZ

Guide Price £210,000 - £220,000

A 2-bedroom terrace house beautifully presented featuring private, enclosed rear garden complemented by woodland backdrop. Improved by the present owners to offer stylish accommodation over two floors. Benefits from gas central heating run from a combination boiler and double glazing. Cul-de-sac location, well-placed for a variety of buyers. A composite front door opens through into a cosy lounge presented in warm neutral tones, carpet and fire inset complete with exposed brick and stone hearth. The dining kitchen is filled with natural light overlooking the rear garden creating a flexible living space styled with a laminate wood effect floor and providing cellar access. A step up leads through to the off-shot kitchen fitted with modern range of shaker style units, topped with complementary worktops and decorative tiled splashbacks. Appliances include integrated fridge freezer and microwave with space and plumbing for further freestanding appliances. Offering a side window and rear door access. On the first floor, there are two bedrooms, the front being a double room, with generous storage and to the rear is a larger size single room, both are well-presented in a neutral palette. The bathroom is partially tiled equipped with modern white suite, traditional towel rail and separate corner shower enclosure. Outside, there is a shared passageway leading to the rear of the property, where there is a larger than average size garden designed with raised lawn, patio and outbuilding, all complemented by a woodland backdrop. Dinnington Road is a cul-de-sac well-placed for local shops and amenities on Abbeydale Road and Chesterfield Road, both with an array of cafes and restaurants. There are also local schools, recreational facilities, public transport and access to the city centre, hospitals, universities, motorway and the Peak District.









- Attractive Brick Mid-Terrace House
- 2 Bedrooms
- Beautiful Stylish Interior
- Modern Dining Kitchen
- Cul-de-Sac Location in Woodseats, S8
- Private Rear Garden & Outhouse
- Woodland Backdrop
- Combi Boiler & Double Glazing
- Leasehold approx. 400 years. Annual Ground Rent £25
- Council Tax Band A EPC Rating C





## 33 DINNINGTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 64.5 SQ M / 694 FT

CELLAR = 15.7 SQ M / 169 FT

TOTAL = 80.2 SQ M / 863 FT



Illustration for identification purposes only, measurements are approximate, not to scale.



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