



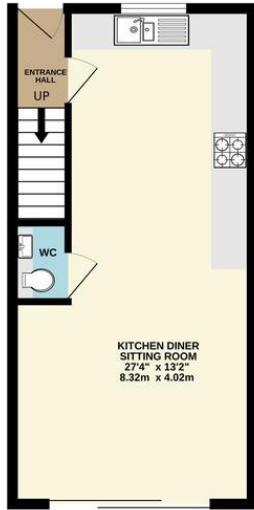
53c Church Lane | Dinnington | Sheffield | S25 2LT Guide Price £220,000 to £230,000

Bell & Co Estates are delighted to present this FOUR Bedroom Semi-Detached over three floors in Dinnington selling with no vendor chain. Perfect for a first time buyer or expanding family! In brief the property comprises of Entrance Hallway, LARGE OPEN PLAN Modern Kitchen with integrated appliances, Dining and further seating area with sliding door providing access to the rear garden, downstairs WC and storage cupboard. To the first floor is the Master Bedroom with fitted media wall which is currently being used as the Lounge, family bathroom complete with shower over bath, wash basin and WC and Double Bedroom with airing cupboard including fitted rails. To the second floor are TWO further Double Bedrooms with shower room, wash basin and WC. To the front of the property is a driveway providing off road parking, to the side a gate provides access to the rear garden with patio area and artificial grass. Close to local amenities, transport links and walking distance to Dinnington Town Centre, this property is in a prime location.

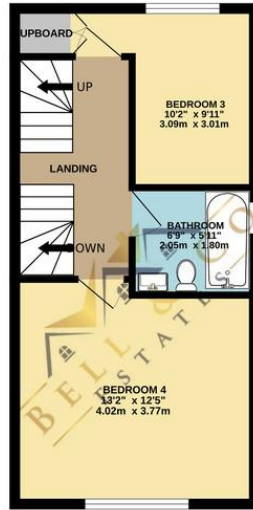
- FOUR BEDROOM SEMI DETACHED
- Set Over Three Floors
- Modern Throughout
- NO CHAIN!
- Open Plan Kitchen, Lounge and Diner
- Modern Family Bathroom
- Off Road Parking
- Enclosed Garden



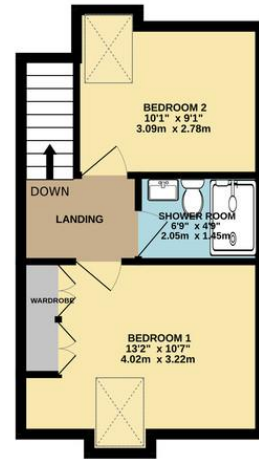
GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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53C CHURCH LANE
DINNINGTON
ROTHERHAM
S25 2LT

Energy rating

B

Valid until
30 October 2030

Certificate number
9360-3839-8000-2170-1131

Property type Semi-detached house

Total floor area 108 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements