



Birkdale Avenue, Dinnington Sheffield S25 2SX

welcome to

Birkdale Avenue, Dinnington Sheffield

READY TO MOVE STRAIGHT IN! THREE bedroom DETACHED property with ENCLOSED REAR GARDEN and ATTACHED GARAGE. Close to local AMENITIES together with SCHOOLS and TRANSPORT LINKS. *** GUIDE PRICE £230,000 - £240,000***



Entrance Hallway

Front facing double glazed UPVC door, vinyl flooring and central heating radiator.

Lounge

14' 7" x 12' 2" (4.45m x 3.71m)

Carpet flooring, front facing double glazed window, electric fire and central heating radiator.

Kitchen

10' x 18' 9" (3.05m x 5.71m)

Fitted shaker units set above and below worksurfaces incorporating breakfast bar, 1 & 1/2 inset sink, built in double electric oven, gas hob, built in dishwasher and built in washing machine. Space for fridge freezer, storage cupboard built in and spotlights to the ceiling. Rear facing double glazed window, rear facing double glazed patio doors, side facing double glazed UPVC entrance door and central heating radiator.

Stairs And Landing

Carpet flooring, side facing double glazed window, airing cupboard with combi boiler, central heating radiator and access to the loft.

Bedroom One

12' 4" x 12' 3" (3.76m x 3.73m)

Carpet flooring, front facing double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

9' 6" x 12' 6" (2.90m x 3.81m)

Carpet flooring, rear facing double glazed window and central heating radiator.

Bedroom Three

7' 3" x 9' 5" (2.21m x 2.87m)

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

Bathroom

Four piece suite comprising tiled bath, rainfall shower cubicle, low flush WC and vanity wash hand basin. Tiled flooring, full wall tiling, heated towel rail,

two rear facing double glazed windows and spotlights to the ceiling. Four piece suite comprising tiled bath, rainfall shower cubicle, low flush WC and vanity wash hand basin. Tiled flooring, full wall tiling, heated towel rail, two rear facing double glazed windows and spotlights to the ceiling.

Exterior

To the front of the property is a block paved driveway for several cars and a lawned garden. To the rear of the property is a patio seating area and an enclosed lawned garden with mature trees, bushes and plants in borders.

Garage

Attached garage with manual roller door.



view this property online williamhbrown.co.uk/Property/DGT107045



welcome to

Birkdale Avenue, Dinnington Sheffield

- THREE BEDROOM DETACHED FAMILY HOME
- GARAGE AND OFF ROAD PARKING
- WELL MAINTAINED AND ATTRACTIVELY DECORATED THROUGHOUT
- CONVENIENT FOR SCHOOLS, AMENITIES AND TRANSPORT LINKS
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: C

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DGT107045](https://www.williamhbrown.co.uk/Property/DGT107045)



Property Ref:
DGT107045 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)