



**Burns Road, Dinnington Sheffield S25 2LN**

**welcome to**

**Burns Road, Dinnington Sheffield**

A GEM OF A PROPERTY WHICH MUST BE VIEWED TO BE FULLY APPRECIATED. This lovely family home offers very versatile accommodation being extended to the rear and also having an abundance of loft space. Benefiting from two outbuildings with power both ideal for recreational purposes.



### **Entrance Hallway**

Double glazed front entrance door opens into an inviting hallway with concealed radiator. Tiling to the floor and useful understairs storage.

### **Lounge Area**

12' x 19' maximum ( 3.66m x 5.79m maximum )  
Elegantly decorated lounge with rear facing double glazed window. The main focal point being an feature fireplace with inset gas fire with built in shelving and cupboard to the chimney breast recesses, To one wall is a further range of built in units and shelving. INCLUDED IN THE SALE IS AN ENTERTAINMENT SYSTEM WHICH INCLUDES AN ELECTRIC ROLL DOWN SCREEN AND A 4K PROJECTOR, BLUE RAY DVD PLAYER. Central heating radiator.

### **Dining Area**

10' 6" into bay x 13' ( 3.20m into bay x 3.96m )  
Having a continuation of the decor and flooring with a front facing double glazed bay window. Central heating radiator.

### **Kitchen**

16' maximum x 119' maximum ( 4.88m maximum x 36.27m maximum )  
Forming the rear extension the kitchen features a generous range of cream gloss base and wall unit with rounded edges. Worktops incorporating a sink and drainer, integrated electric oven and induction hob with extractor over. Plumbing for washing machine and dishwasher and space for fridge/freezer. Side facing double glazed window and a side door giving access to the side porch. Double glazed patio doors open out to the garden. Central heating radiator.

### **First Floor And Landing**

Turning staircase from the hallway with built in storage cupboard and double glazed window to the side elevation..

### **Bedroom One**

10' 11" to front of wardrobes x 10' ( 3.33m to front of

wardrobes x 3.05m )

Rear facing bedroom with a range of built in wardrobes to one wall. Central heating radiator and laminate flooring.

### **Bedroom Two**

10' 10" to front of wardrobes x 10' into doorway ( 3.30m to front of wardrobes x 3.05m into doorway )  
Second double bedroom with a further range of built in wardrobes, central heating radiator and double glazed window to front elevation. Laminate floor covering.

### **Bedroom Three**

7' 2" x 6' 4" ( 2.18m x 1.93m )  
Currently used as an office with double glazed window and radiator. Doorway and staircase gives access to the loft space.

### **Loft Space**

A most useful addition to the property is this versatile loft space which features three Velux windows and central heating radiator. Laminate flooring and recessed spotlights. Storage to the eaves. Plumbing is available to this area.

### **Exterior And Gardens**

The front of the house has parking for a couple of vehicles. The rear is predominantly paved with an area which is astro turfed. The garden is fenced around and has a good degree of privacy.

### **Outbuilding**

11' x 15' ( 3.35m x 4.57m )  
Looking to get away from it all? This is ideal as a recreation room or office. Being timber built with power and lighting and having storage cupboards. Somewhere for the kids!

### **Outbuilding**

6' x 8' ( 1.83m x 2.44m )  
A further outbuilding ideal for use as a craft room with power and lighting.



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## Burns Road, Dinnington Sheffield

- THREE BEDROOM SEMI DETACHED HOUSE
- EXTENDED TO THE REAR AND OPEN LOFT SPACE
- TWO OUTBUILDINGS, PRIVATE REAR GARDEN
- ESTABLISHED RESIDENTIAL AREA
- council tax band A

Tenure: Freehold EPC Rating: Awaited

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107120 - 0003

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