



**High Nook Road, Dinnington Sheffield S25 2PG**

**welcome to**

**High Nook Road, Dinnington Sheffield**

Of particular interest to FIRST TIME BUYERS is this very well presented two bedroom semi detached house warranting an early viewing to appreciate the standard of accommodation on offer. Lovingly maintained by the present owners with well tended gardens to both front and rear.



### **Entrance Porch**

UPVC porch with front facing double glazed entrance door.

### **Entrance Hall**

Laminate flooring, central heating radiator and side facing double glazed UPVC door.

### **Lounge**

11' 10" x 13' 1" Side chimney breast ( 3.61m x 3.99m Side chimney breast )

Laminate flooring, electric fire, central heating radiator and rear facing double glazed doors to conservatory.

### **Dining Room**

8' 6" x 9' ( 2.59m x 2.74m )

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

### **Kitchen**

6' 7" x 9' 10" ( 2.01m x 3.00m )

Fitted kitchen with a range of shaker wall and base units set above and below worksurfaces incorporating sink and drainer, gas hob, space for fridge freezer and plumbing for washing machine. Laminate flooring, cupboard housing combi boiler, front facing double glazed window and spotlights to the ceiling.

### **Conservatory**

8' 4" x 10' 3" ( 2.54m x 3.12m )

Brick and UPVC conservatory with wood flooring, central heating radiators and side facing double glazed patio doors.

### **Utility Room**

9' 5" x 6' ( 2.87m x 1.83m )

Laminate flooring, plumbing for washing machine and rear facing double glazed UPVC door.

### **Stairs And Landing**

Stairs rising for first floor accommodation with carpet flooring, central heating radiator, rear facing double glazed window, storage cupboards and access to the

loft.

### **Bedroom One**

10' 8" x 11' 2" To wardrobe ( 3.25m x 3.40m To wardrobe )

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

### **Bedroom Two**

9' 10" x 10' 8" ( 3.00m x 3.25m )

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

### **Bathroom**

Vinyl flooring, walk in rainfall shower, vanity wash hand basin and heated towel rail. Partial wall tiling, front facing double glazed window and spotlights to the ceiling.

### **Seperate Wc**

Vinyl flooring, low flush WC and side facing double glazed window.

### **Outside Space**

To the front of the property is a shared driveway and a lawned garden with bushes and plants in borders. To the rear of the property is a patio seating area, artificial lawn and a lawned garden with bushes and trees in borders.



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welcome to

## High Nook Road, Dinnington Sheffield

- TWO BEDROOM SEMI DETACHED HOUSE
- EXTREMELY WELL PRESENTED THROUGHOUT
- LOVELY LAWNED GARDENS AND DRIVEWAY
- POPULAR ESTABLISHED RESIDENTIAL AREA
- council tax band A

Tenure: Freehold EPC Rating: Awaited

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107018 - 0003

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