

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' ($2.87m \times 1.83m$) 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" ($3.00m \times 3.25m$) 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.





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





view this property online williamhbrown.co.uk/Property/DGT107018



Property Ref:

DGT107018 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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



R

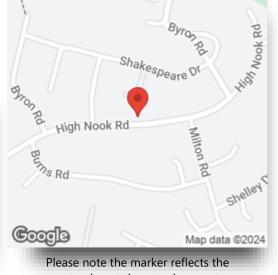
01909 568811

dinnington@williamhbrown.co.uk

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



williamhbrown.co.uk



postcode not the actual property