



High Nook Gardens, Dinnington SHEFFIELD S25 2UB

welcome to

High Nook Gardens, Dinnington SHEFFIELD

ATTENTION FIRST TIME BUYERS! This exceptionally well presented TWO bedroom SEMI DETACHED property is offered for sale with NO CHAIN! Located in the popular area of Dinnington this property would also appeal to landlords looking for a long term rent. EARLY VIEWING RECOMMENDED!



Entrance Hall

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

Cloakroom

Laminate flooring, low flush WC, vanity wash hand basin, heated towel rail and front facing double glazed window.

Lounge Kitchen

26' 10" Overall measurements x 14' 10" Overall measurements (8.18m Overall measurements x 4.52m Overall measurements)

Lounge/Kitchen of open plan design.

Lounge area: laminate flooring, storage cupboard, central heating radiator and rear facing double glazed patio doors.

Kitchen area: Modern fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer, electric oven, gas hob, space for fridge freezer and plumbing for washing machine. Laminate flooring, front facing double glazed window, spotlights to the ceiling and cupboard housing combi boiler.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring and storage cupboard.

Bedroom One

10' 10" x 14' 10" (3.30m x 4.52m)

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

Bedroom Two

9' 5" x 14' 10" Into recess (2.87m x 4.52m Into recess)

Carpet flooring, central heating radiator, two front facing double glazed windows and access to the loft.

Bathroom

Three piece suite comprising low flush WC, wash hand basin and paneled bath with shower over. Laminate flooring, partial wall tiling, side facing double glazed window and spotlights to the ceiling.

Outside Space

To the front of the property provides parking for two cars with a small pebbled area, while the rear offers a patio seating area and a lawned garden.



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welcome to

High Nook Gardens, Dinnington SHEFFIELD

- TWO BEDROOM SEMI DETACHED
- OPEN PLAN LIVING/KITCHEN
- OFF ROAD PARKING
- MODERN THROUGHOUT
- CLOSE TO LOCAL AMENITIES & SCHOOLS

Tenure: Freehold EPC Rating: B

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DGT106890 - 0003

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