



**Knivesmire Avenue, Dinnington Sheffield S25 3RP**

**welcome to**

**Knivesmire Avenue, Dinnington Sheffield**

Modern THREE/FOUR bedroom semi detached family home with accommodation over three levels. Two ENSUITE bedrooms and CONSERVATORY!!  
OFF ROAD PARKING and enclosed REAR GARDEN.. \*\*\* PRICE - £220,000\*\*\*



### **Entrance Hall**

Front facing double glazed door leading into hallway having built in storage cupboard.

### **Cloakroom**

Low flush WC and vanity wash hand basin. Heated towel rail, fully tiled walls and built in cupboard.

### **Dining Room / Playroom**

17' x 8' 10" MAX ( 5.18m x 2.69m MAX )  
Having front facing double glazed window and central heating radiator.

### **Kitchen**

7' x 15' ( 2.13m x 4.57m )  
Modern fitted kitchen with a range of shaker style wall and base units set above and below worksurfaces incorporating sink and drainer. Gas hob with cooker hood over, electric oven and microwave within housing unit. Integrated appliances include washing machine, dishwasher and fridge freezer. Rear facing double glazed window and rear facing double glazed door leading into...

### **Conservatory**

8' x 13' ( 2.44m x 3.96m )  
UPVC construction conservatory with rear and side facing double glazed windows. Rear facing double glazed French doors leading onto rear garden.

### **Stairs And Lading**

Stairs rising to first floor accommodation.

### **Lounge**

15' x 15' ( 4.57m x 4.57m )  
Spacious lounge with the main focal point of the room being the feature fireplace. Front facing double glazed windows and front facing double glazed French doors. Central heating radiator.

### **Bedroom Three**

13' MAX x 13' MAX ( 3.96m MAX x 3.96m MAX )  
Built in wardrobes to one wall. Two rear facing double glazed windows and central heating radiator.

### **Stairs And Landing**

Stairs rising to second floor accommodation.

### **Bedroom One**

11' 10" x 13' MAX ( 3.61m x 3.96m MAX )  
Built in wardrobes to one wall. Two front facing double glazed windows and central heating radiator.

### **Ensuite**

Three piece suite comprising low flush WC, vanity wash hand basin with base unit and spa bath with rainfall shower over. Heated towel rail and fully tiled walls.

### **Bedroom Two**

11' MAX x 13' MAX ( 3.35m MAX x 3.96m MAX )  
Built in wardrobes to one wall. Two rear facing double glazed windows and central heating radiator.

### **Ensuite**

Three piece suite comprising low flush WC, vanity wash hand basin with base unit and paneled bath. Fully tiled walls.

### **Outside Space**

Double width driveway to the front allowing parking for two vehicles. Astro turfed garden to the rear enclosed with fencing to sides.



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welcome to

## Knavesmire Avenue, Dinnington Sheffield

- MODERN AND SPACIOUS PROPERTY
- OFF ROAD PARKING
- TWO ENSUITE BEDROOMS
- CLOSE TO AMENITIES
- \*\*\* PRICE - £220,000 \*\*\*

Tenure: Freehold EPC Rating: Awaiting

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107250 - 0002

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