



High Nook Road, Dinington Sheffield S25 2PH

welcome to

High Nook Road, Dinnington Sheffield

NOTICE OF OFFER: 74 HIGH NOOK ROAD, DINNINGTON, S25 2PH

We advise that an offer has been made for the above property in the sum of £145,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange off contracts. WILLIAM H BROWN 01909 568811



Entrance Porch

Side facing double glazed window, storage and housing combi boiler.

Cloakroom

Having low flush WC.

Entrance Hallway Lounge

19' 7" x 12' 8" max (5.97m x 3.86m max)

Spacious lounge having front facing double glazed window and rear facing double glazed patio doors leading onto rear garden. Central heating radiator.

Kitchen

12' 8" max narrowing to x 11' 3" max (3.86m max narrowing to x 3.43m)

Fitted cream shaker style kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Gas hob, electric oven and plumbing for washing machine. Space for fridge freezer, double glazed window and central heating radiator.

Inner Hallway

Side facing double glazed window, storage and housing combi boiler.

Bedroom One

12' 9" max x 10' 1" max (3.89m max x 3.07m max)

Stairs rising to first floor accommodation with side facing double glazed window and loft access.

Bedroom Two

12' 7" x 8' 8" into doorway (3.84m x 2.64m into doorway)

Rear facing double glazed window, built in storage cupboard, central heating radiator and exposed wooden flooring.

Bedroom Three

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

Front facing double glazed window and exposed wooden flooring.

Bathroom

Suite comprising pedestal wash hand basin and paneled bath with electric shower over. Part tiling to walls and double glazed window and separate WC.

Separate Wc

Comprises low flush WC, side double glazed window.

Outside And Gardens

Driveway to the front with lawned garden to both front and rear.

Disclaimer

** all services/appliances have not and will not be tested**



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welcome to

High Nook Road, Dinnington Sheffield

- HAVING NO UPWARD CHAIN
- GOOD SIZED SEMI DETACHED HOUSE
- LOUNGE, KITCHEN, THREE BEDROOMS, BATHROOM
- OFF ROAD PARKING
- EPC RATING D

Tenure: Freehold EPC Rating: D

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107432 - 0008

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

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.


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