



**Birkdale Avenue, Dinnington Sheffield S25 2SX**

**welcome to**

**Birkdale Avenue, Dinnington Sheffield**

ATTENTION FIRST TIME BUYERS OR INVESTOR LANDLORDS. Offered for sale with NO UPWARD CHAIN is this two bedroom semi detached house with garage. Located within the established residential area of Dinnington being conveniently placed for amenities..



### **Entrance Porch**

Having double glazed front entrance door and side windows, vinyl flooring and further door into the lounge.

### **Lounge**

17' 4" x 12' 10" ( 5.28m x 3.91m )

Double glazed front facing window, two central heating radiators and stairs rising to the first floor.

### **Kitchen**

9' x 12' 11" ( 2.74m x 3.94m )

Well fitted kitchen having a range of base and wall units set above and below worksurfaces. Inset stainless steel sink and drainer. Space for cooker and space for fridge/freezer. Plumbing for washing machine, central heating radiator and rear facing double glazed window and door.

### **First Floor And Landing**

Having access to the loft space.

### **Bedroom One**

9' 5" x 12' 10" ( 2.87m x 3.91m )

Having a double glazed window to the front elevation, Carpeted flooring and central heating radiator.

### **Bedroom Two**

9' x 12' 11" ( 2.74m x 3.94m )

Rear room with double glazed window and central heating radiator. Cupboard houses the combination central heating boiler.

### **Bathroom**

Three piece suite comprises low flush Wc, vanity hand wash basin, panelled bath with mixer shower over. Vinyl flooring, central heating radiator and double glazed window.

### **Outside And Gardens**

To the front is a large pebbled area and a driveway which extends to the detached garage. The rear boasts a patio area with lawned garden with planted borders with shrubs.



***view this property online*** [williamhbrown.co.uk/Property/DGT107460](http://williamhbrown.co.uk/Property/DGT107460)





**welcome to**

## **Birkdale Avenue, Dinnington Sheffield**

- TWO BEDROOM SEMI DETACHED HOUSE
- RECENTLY REDECORATED THROUGHOUT
- BENEFITTING FROM A GOOD SIZED CORNER PLOT
- HAVING NO UPWARD CHAIN
- 

Tenure: Freehold EPC Rating: D

# £170,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DGT107460](https://williamhbrown.co.uk/Property/DGT107460)



Property Ref:  
DGT107460 - 0007

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.



**william h brown**



**01909 568811**



[dinnington@williamhbrown.co.uk](mailto:dinnington@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**