









welcome to

Doe Quarry Lane, Dinnington Sheffield

LOOKING FOR YOUR FIRST HOME? This three bedroom semi detached property is offered for sale in a poplar residential area of Dinnington with great access to schools and local amenities. ***PRICE - £160,000 - £170,000***













Entrance Hall

Front facing double glazed composite door leading into hallway having carpet flooring and a storage cupboard.

Lounge / Diner

24' x 14' 7" into recess (7.32m x 4.45m into recess)
Carpet flooring, two central heating radiators, front facing double glazed window, gas fire and rear double glazed door leading to conservatory.

Kitchen

11' 9" x 10' 5" (3.58m x 3.17m)

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating sink and drainer, electric oven, gas hob, space for a fridge freezer and plumbing for a washing machine, Tiled flooring, central heating radiator, cupboard housing combi boiler and rear facing double glazed window and patio door.

Conservatory

9' 1" x 8' (2.77m x 2.44m)

Brick and UPVC constructed conservatory with vinyl flooring and side facing double glazed patio door.

Stairs And Landing

Stairs rising to first floor having carpet and side facing double glazed window.

Bedroom One

13' 10" recess x 10' 7" (4.22m recess x 3.23m) Carpet flooring, rear double glazed window, central heating radiator and fitted wardrobes.

En Suite

Three piece suite comprising low flush WC, vanity wash hand basin and walk in rainfall shower cubicle. Vinyl flooring, heating towel rail and rear facing double glazed window.

Bedroom Two

11' 9" into recess x 10' 7" (3.58m into recess x 3.23m) Carpet flooring, central heating radiator and front facing double glazed window.

Bedroom Three

 $8' \times 9'$ 8" into recess ($2.44m \times 2.95m$ into recess) Vinyl flooring, central heating radiator and front facing double glazed window

Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath, Vinyl flooring, heating towel rail, storage cupboard and rear facing double glazed window

Outside Space

To the front of the property is a lawned garden with trees, plants and shrubs in borders. To the rear of the property is a patio seating area and lawned garden with trees, plants and shrubs in borders.





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- **OPEN HOUSE EVENT 18TH MAY 12PM TO 2PM**...
- THREE BEDROOM SEMI DETCHED HOUSE
- GENEROUS LAWNED GARDENS
- CLOSE TO SCHOOLS & AMENITIES

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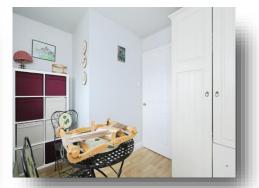
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

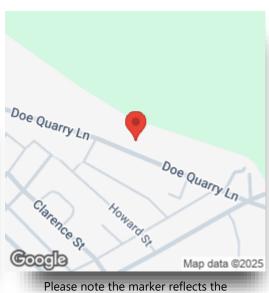
guide price

£160,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107455



Property Ref: DGT107455 - 0005 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.





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