



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



**welcome to**

**Birkdale Avenue, Dinnington Sheffield**

TWO bedroom DETACHED BUNGALOW on a popular residential estate in Dinnington offered for sale with NO CHAIN! Close to local amenities together with public transport links and motorway links. \*\*\*GUIDE PRICE - £170,000 - £180,000\*\*\*



### **Entrance Hall**

Carpet flooring, central heating radiator and side facing double glazed UPVC entrance door.

### **Lounge**

12' 5" x 10' 4" ( 3.78m x 3.15m )

Carpet flooring, central heating radiator, electric fire and rear facing double glazed patio door.

### **Kitchen**

10' 8" x 8' 3" ( 3.25m x 2.51m )

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer, electric oven, electric hob, space for fridge freezer and plumbing for washing machine. Vinyl flooring, central heating radiator, wall mounted boiler and front facing double glazed window.

### **Bedroom One**

13' 11" x 10' 8" ( 4.24m x 3.25m )

Carpet flooring, central heating radiator, fitted wardrobes and front facing double glazed window.

### **Bedroom Two**

10' 4" x 8' 3" ( 3.15m x 2.51m )

Carpet flooring, central heating radiator, fitted wardrobes and rear facing double glazed window.

### **Bathroom**

Three piece suite comprising low flush WC, wash hand basin and paneled bath with electric shower over. Vinyl flooring, partial wall tiling, heated towel rail, cupboard housing water tank and side facing double glazed window.

### **Outside Space**

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



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- TWO BEDROOM DETACHED BUNGALOW
- CLOSE TO LOCAL AMENITIES
- TRANSPORT LINKS
- NO CHAIN
- \*\*\* GUIDE PRICE - £170,000 - £180,000\*\*\*

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DGT107467 - 0006

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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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