



Swinston Hill Road,Dinnington Sheffield S25 2RX

welcome to

Swinston Hill Road, Dinnington Sheffield

BE PREPARED TO BE AMAZED by this modern family home which requires a full inspection to reveal the high standard accommodation offered. Superb location with great access to schools, transport links and local amenities ***PRICE £280,000***



Entrance Hall

Delightful entrance hall with tiled flooring, a side facing double glazed window and front double glazed composite door.

Downstairs Wc

Cloakroom comprises of tiled flooring, WC, vanity wash hand basin, underfloor heating and side facing double glazed window.

Lounge

15' 8" x 11' 10" recess (4.78m x 3.61m recess)

An inviting lounge with front facing double glazed box bay window and a multifuel burner .The room is complimented with having LVT flooring with underfloor heating and a storage cupboard housing the combi boiler

Kitchen

20' x 12' 9" recess (6.10m x 3.89m recess)

A beautiful kitchen which is a real credit to the current owners having fitted gloss units set above and below worksurfaces with built in double oven and microwave, dishwasher, inset sink and hob, space for fridge freezer and a wine fridge .Tiled flooring, underfloor heating, rear double glazed window and rear composite door.

Utility Room

The property benefits from a utility room having tiled flooring with underfloor heating, fitted gloss units, plumbing for washing machine and an inset sink

Stairs And Landing

Stairs rising to first floor accommodation having carpet flooring, central heating radiator, side double glazed window and loft access.

Bedroom One

14' 2" recess x 11' 7" (4.32m recess x 3.53m)

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

Ensuite

Tiled flooring, WC, vanity wash hand basin and

heated towel rail.

Bedroom Two

13' 9" recess x 12' 6" to wardrobe (4.19m recess x 3.81m to wardrobe)

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

Bedroom Three

7' 11" x 6' (2.41m x 1.83m)

Carpet flooring, side double glazed window and central heating radiator.

Bathroom

This modern family bathroom comprises of walk in rainfall shower and bath with mixer tap. Fully tiled walls and floor, WC, vanity wash hand basin, heated towel railing.

Outside Space

To the front of the property is a generous sized driveway with parking for up to 4 vehicles. To the rear of the property is a block paved seating area with a further impressive Indian stone patio seating area having gabian basket seating overlooking the cosy firepit. The property also benefits from having a generous lawned garden. To the bottom of the garden is a summer house with power & light. There is a also two outside taps and two outdoor power points.

Summer House

14' 2" x 20' 7" (4.32m x 6.27m)

The property has a useful summer house with power and electric and front double glazed patio door.

Agent Notes

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies



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welcome to

Swinston Hill Road, Dinnington Sheffield

- RECENTLY RENOVATED THREE BEDROOM SEMI DETACHED HOME
- MODERNISED THROUGHOUT
- READY TO MOVE INTO
- OFF ROAD PARKING
- TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

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£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107738 - 0006

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william h brown



01909 568811



dinnington@williamhbrown.co.uk



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



williamhbrown.co.uk