



Farnham Way, Dinnington Sheffield S25 3RN

welcome to

Farnham Way, Dinnington Sheffield

Modern FOUR bedroom DETACHED family home with OFF ROAD PARKING and attached GARAGE!! Having ENSUITE master bedroom and enclosed REAR GARDEN. Offered for sale with NO UPWARD CHAIN *** PRICE - £270,000 ***



Entrance Hall

Front facing double glazed entrance door leading into hallway having central heating radiator and stairs rising to first floor accommodation.

Cloakroom

Low flush WC and pedestal wash hand basin. Vinyl flooring and central heating radiator.

Lounge

17' 6" x 13' 6" Into recess (5.33m x 4.11m Into recess)
Spacious lounge with front facing double glazed window and side facing double glazed bay window. Two central heating radiators.

Kitchen Diner

17' 5" x 9' 3" (5.31m x 2.82m)
Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating one and a half bowl sink and drainer. Electric oven and gas hob with cooker hood over, plumbing for washing machine and space for fridge freezer. Having understairs storage cupboard. Front facing double glazed window and side facing double glazed door leading onto rear garden.

Stairs And Landing

Stairs rising to first floor having access to loft space and cupboard housing hot water tank.

Master Bedroom

12' 1" To wardrobe x 10' 4" (3.68m To wardrobe x 3.15m)
Having fitted wardrobes to one wall providing ample storage. Two side facing double glazed windows and central heating radiator.

Ensuite

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with mains fed shower. Partial tiling to walls and spotlights to ceiling. Front facing double glazed window and central heating radiator.

Bedroom Two

17' 5" x 9' 10" (5.31m x 3.00m)
Two side facing double glazed windows and two central heating radiators.

Bedroom Three

10' x 9' 4" Into recess (3.05m x 2.84m Into recess)
Front and side facing double glazed windows. Central heating radiator.

Bedroom Four

7' 10" x 9' 3" (2.39m x 2.82m)
Side facing double glazed window and central heating radiator.

Family Bathroom

Three piece suite comprising low flush WC, pedestal wash hand basing and paneled bath with mixer over. Partial tiling to walls and spotlights to ceiling. Front facing double glazed window and central heating radiator.

Outside Space

Open plan frontage with pebbled boarders and a range of mature plants and shrubs. Driveway for two vehicles to the side of the property leading down to attached garage. Enclosed garden to the rear with lawned area and further patio seating area.

Attached Garage

Having manual roller door, power and lighting. Housing combi boiler.



view this property online williamhbrown.co.uk/Property/DGT106944



welcome to

Farnham Way, Dinnington Sheffield

- FOUR BEDROOM DETACHED FAMILY HOME
- OFF ROAD PARKING AND GARAGE
- NO UPWARD CHAIN
- *** PRICE - £270,000 ***
- Council Tax Band D

Tenure: Freehold EPC Rating: C

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DGT106944



Property Ref:
DGT106944 - 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.

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@williambrown.co.uk



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



williambrown.co.uk