



Breck Lane, Dinnington Sheffield S25 2LL

welcome to

Breck Lane, Dinnington Sheffield

ATTENTION FIRST TIME BUYERS! THREE bedroom SEMI DETACHED property with OFF ROAD PARKING in a popular area of Dinnington. ***PRICE - £190,000***



Entrance Hall

Laminate flooring, central heating radiator, storage cupboard, side facing double glazed window and front facing double glazed composite window.

Lounge

12' 1" x 12' 10" (3.68m x 3.91m)

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

Kitchen

11' 6" x 12' 11" (3.51m x 3.94m)

Fitted kitchen with a range of gloss units incorporating breakfast bar, sink & drainer, electric oven, gas hob, fridge freezer, dishwasher and washing machine. Laminate flooring, central heating radiator and rear facing double glazed window.

Cloakroom

Laminate flooring, low flush WC, wash hand basin, heated towel rail and rear facing double glazed window.

Rear Entrance Porch

Laminate flooring, cupboard housing combi boiler and rear facing double glazed UPVC door.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, side facing double glazed window and access to the loft.

Bedroom One

12' 1" x 9' 7" To wardrobe (3.68m x 2.92m To wardrobe)

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

Bedroom Two

11' 6" Into recess x 11' 11" Into recess (3.51m Into recess x 3.63m Into recess)

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

Bedroom Three

9' 1" x 7' 8" (2.77m x 2.34m)

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

Bathroom

Three piece suite comprising low flush WC, vanity hand wash basin and paneled bath with rainfall shower over. Heated towel rail, rear double glazed window, full wall tiling and tiled floor.

Outside Space

To the front of the property is a block paved driveway with pebbled area. To the rear is a lawned garden with pebbled borders, patio seating area and an outbuilding for storage.

Outbuilding/ Office Space

Storage outbuilding/ office space with power and lighting that consists of laminate flooring, front double glazed patio doors and double glazed window.



view this property online williamhbrown.co.uk/Property/DGT106425



welcome to

Breck Lane, Dinnington Sheffield

- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- OFFICE/OUTBUILDING
- CLOSE TO LOCAL AMENITIES & SCHOOLS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT106425



Property Ref:
DGT106425 - 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@williamhbrown.co.uk



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



williamhbrown.co.uk