



21 Church Lane | Dinnington | Sheffield | S25 2LT

£150,000

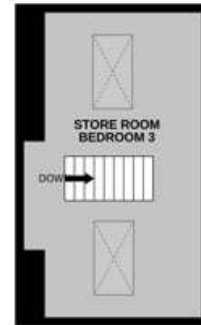
Bell & Co Estates are delighted to present this impressive, modern three bedroom end terraced property, ideally positioned within the ever-popular area of Dinnington. Upon entering the property via a composite front door, you are welcomed into a bright and inviting lounge, featuring a charming fireplace which creates a warm and cosy focal point. The lounge flows seamlessly through to the dining area, which in turn opens into the kitchen, providing a fantastic open-plan layout ideal for both everyday living and entertaining. The modern fitted kitchen is well equipped with contemporary units, ample worktop space and benefits from direct access to the rear garden. A stylish and practical downstairs W/C completes the ground floor accommodation. To the first floor, the property offers two well-proportioned bedrooms, both offering excellent space for bedroom furniture. Completing this floor is a stunning family bathroom, finished to a high standard and featuring a bath and separate shower, perfect for busy households. A further staircase leads to the attic level, which is currently utilised as the third bedroom. Please note, the loft room does not currently have the relevant building regulation/planning approval. Externally, the property is approached via steps leading to the front entrance. To the rear is an enclosed garden, offering a lawned area ideal for outdoor seating and entertaining, along with a useful outbuilding providing additional storage. There is also an additional garden area located across the access road, offering further outdoor space.



GROUND FLOOR
404 sq ft (37.2 sq m) approx.

1ST FLOOR
424 sq ft (39.2 sq m) approx.

2ND FLOOR
242 sq ft (22.3 sq m) approx.



TOTAL FLOOR AREA - 1074 sq ft (104.8 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Mark and Kathryn GIBLIN

Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

21, Church Lane
Dinnington
SHEFFIELD
S25 2LT

Energy rating

D

Valid until

23 September 2029

Certificate number

0165-2864-7216-9821-5455

Property type

End-terrace house

Total floor area

107 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements