



**Burns Road, Dinnington Sheffield S25 2LN**

**welcome to**

**Burns Road, Dinnington Sheffield**

CALLING ALL FIRST TIME BUYERS!! Recently renovated TWO bedroom SEMI detached property with enclosed REAR GARDEN. Modern kitchen and bathroom.. Offered for sale with NO UPWARD CHAIN!!



**Entrance Hall**

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

**Lounge**

Carpet flooring, central heating radiator, electric fire, two rear facing double glazed windows and rear facing double glazed UPVC door.

**Kitchen Diner**

Recently renovated kitchen having a range of gloss units set above and below worksurfaces incorporating stainless steel sink and diner. Built in electric oven, gas hob, plumbing for washing machine and space for fridge freezer. Tiled flooring in kitchen area and two front facing double glazed windows.

**Downstairs Bathroom**

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with mixer tap over. Tiled flooring, rear facing double glazed window and heated towel rail.

**Stairs And Landing**

Stairs rising to first floor accommodation having rear facing double glazed window and access to loft space.

**Bedroom One**

Cupboard housing combi boiler. Rear facing double glazed window and central heating radiator.

**Bedroom Two**

Front facing double glazed window and central heating radiator.

**Additional Cot Room**

Front facing double glazed window and heated towel rail.

**Wc**

Low flush WC and pedestal wash hand basin. Side facing double glazed window and tiled flooring.

**Outside Space**

Large lawned garden to the front with hard standing area to the side. Further lawned garden to the rear with decked seating area.



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welcome to

## Burns Road, Dinnington Sheffield

- PERFECT FIRST HOME
- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- RECENTLY RENOVATED
- \*\*\* GUIDE PRICE £160,000 - £170,000 \*\*\*

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107893 - 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.



william h brown



**01909 568811**



[dinnington@williambrown.co.uk](mailto:dinnington@williambrown.co.uk)



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



**[williambrown.co.uk](http://williambrown.co.uk)**