



Silverdales, Dinnington SHEFFIELD S25 2RS

welcome to

Silverdales, Dinnington SHEFFIELD

LOOKING FOR YOUR FIRST PROPERTY OR AN INVESTMENT? Modern THREE bedroom property in the popular residential area of Dinnington with OFF ROAD PARKING. Close to local amenities and transport links.



Lounge

Front facing double glazed composite door leading into lounge with front facing double glazed window and central heating radiator. Laminate flooring.

Dining Room

Having a continuation of the laminate flooring. Rear facing double glazed window and central heating radiator. Door to cellar..

Kitchen

Modern fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Integrated appliances include electric oven, microwave in housing unit, induction hob, fridge freezer, dishwasher and plumbing for washing machine. Tiled flooring and side facing double glazed window. Door leading into..

Rear Porch

Having tiled floor and side facing double glazed window.

Bathroom

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with mains fed shower over. Fully tiled walls and tiled flooring and heated towel rail.

Stairs And Landing

Stairs rising to first floor accommodation.

Bedroom One

Fitted wardrobes to one wall and laminate flooring. Rear facing double glazed window and central heating radiator.

Bedroom Two

Laminate flooring, front facing double glazed window and central heating radiator.

Bedroom Three

Laminate flooring and cupboard housing combi boiler. Rear facing double glazed window and central

heating radiator.

Outside Space

Lawned garden to the rear with further patio and decked seating area.



view this property online williamhbrown.co.uk/Property/DGT108066



welcome to

Silverdales, Dinnington SHEFFIELD

- FIRST TIME BUYER? INVESTMENT BUYER? LOOK NO FURTHER!
- MID TERRACE HOME IN POPULAR DINNINGTON AREA
- CLOSE TO SCHOOLS AND AMENITIES
- THREE BEDROOMS
- ENCLOSED GARDEN TO REAR

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

£120,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108066



Property Ref:
DGT108066 - 0002

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