



Haydock Chase, Dinnington Sheffield S25 3AP

welcome to

Haydock Chase, Dinnington Sheffield

PERFECT FOR A GROWING FAMILY!! FIVE bedroom TOWNHOUSE with OFF ROAD PARKING and ENCLOSED REAR GARDEN!! Master bedroom with ENSUITE and MODERN KITCHEN!! *** PRICE £250,000 ***



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Front facing double glazed door leading into hallway have built in storage cupboard and central heating radiator.

Cloakroom

Low flush WC and pedestal wash hand basin. Vinyl flooring and heated towel rail.

Kitchen Diner

Modern fitted kitchen with a range of high gloss wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Appliances include Range cooker with cookerhood above, microwave in housing unit and integrated coffee machine. Space for fridge freezer and plumbing for washing machine and dishwasher. LVT flooring and rear facing double glazed patio doors leading onto rear garden.

Dining Area

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

Stairs And Landing

Stairs rising to first floor accommodation.

Lounge

Spacious lounge having laminate flooring, rear facing double glazed window and central heating radiator.

Bedroom Four

Front facing double glazed window and central heating radiator.

Office

Front facing double glazed window and central heating radiator.

Family Bathroom

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with shower to taps. Fully tiled walls and central heating radiator.

Stairs And Landing

Stairs rising to second floor accommodation.

Bedroom Two

Front facing double glazed window and two central heating radiators.

Jack And Jill Bathroom

Comprising low flush WC, pedestal wash hand basin and shower enclosure.

Bedroom Three

Rear facing double glazed window and central heating radiator.

Bedroom Five

Rear facing double glazed window and central heating radiator.

Stairs And Landing

Stairs rising to third floor accommodation. Central

heating radiator.

Master Bedroom

Spanning over the whole top floor. Built in storage cupboard housing combi boiler. Front and rear facing double glazed windows and two central heating radiators.

Master Ensuite

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure.

Outside Space

Open plan frontage with imprint concrete flooring. To the rear is enclosed garden with imprint concrete flooring. Timber outbuilding currently used as a bar/second lounge but could be used as a home salon having electrics and vinyl flooring.

Detached Garage

Having electric roller door, power and lighting. Overhead storage and EV charger. Built in storage cupboard and space for dryer.

Lister Comments

Solar panels - owned.



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Haydock Chase, Dinnington Sheffield

- FIVE BEDROOMS
- ENCLOSED REAR GARDEN
- DETACHED GARAGE
- MASTER BEDROOM WITH ENSUITE
- *** PRICE - £250,000 ***

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107977



Property Ref:
DGT107977 - 0013

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.

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