





High Nook Gardens,Dinnington Sheffield S25 2UB

william h brown

welcome to

High Nook Gardens, Dinnington Sheffield

ATTENTION FIRST TIME BUYERS! This well presented TWO bedroom SEMI DETACHED property is offered for sale with NO CHAIN! Located in the popular area of Dinnington this property would also appeal to landlords looking for a long term rent. EARLY VIEWING RECOMMENDED!





Entrance Hall
Laminate flooring, central heating radiator and front facing double glazed composite door.

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

Lounge Kitchen
26' 10" x 14' 10" (8.18m x 4.52m)
Lounge/Kitchen of open plan design.
Lounge area: laminate flooring, storage cupboard, central heating radiator and rear facing double glazed patio doors.
Kitchen area: Modern fitted kitchen with a range of wall and base units set above and below worksuraces incorporating stainless steel sink and drainer, electric oven, gas hob, space for fridge freezer and plumbing for washing machine. Laminate flooring, front facing double glazed window, spotlights to the ceiling and cupboard housing combi boiler.

Stairs And Landing
Stairs rising to first floor accommodation with carpet flooring and storage cupboard.

Bedroom One
10' 10" x 14' 10" (3.30m x 4.52m)
Carpet flooring, central heating radiator and two rear facing double glazed windows.

Bedroom Two
9' 5" x 14' 10" (2.87m x 4.52m)
Carpet flooring, central heating radiator, two front facing double glazed windows and access to the loft.

Bathroom
Three piece suite comprising low flush WC, wash hand basin and paneled bath with shower over. Laminate flooring, partial wall tiling, side facing double glazed window and spotlights to the ceiling.

Outside Space
To the front of the property provides parking for two cars with a small pebbled area, while the rear offers a patio seating area and a lawned garden.

Agent Note
Please note that the AML fee covers 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.

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- TWO BEDROM SEMI DETACHED
- OPEN PLAN LIVING/KITCHEN
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- PRICE - £175,000

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

£175,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108212

The Property Ombudsman

Property Ref:
DGT108212 - 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.

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