

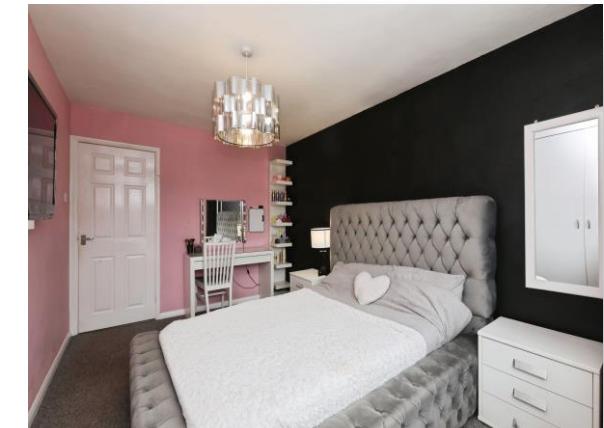


Shelley Drive, Dinnington Sheffield S25 2SR

welcome to

Shelley Drive, Dinnington Sheffield

PERFECT FAMILY HOME!! THREE bedroom SEMI DETACHED property in Dinnington having OFF ROAD PARKING and enclosed REAR GARDEN. DETACHED GARAGE and DOWSTAIRS WC.. Don't miss out on this one!! *** PRICE £170,000***



Entrance Hall

Front facing double glazed UPVC door leading into hallway having built in storage cupboard, vinyl flooring and central heating radiator.

Cloakroom

Low flush wc and vanity wash hand basin. Front facing double glazed window and heated towel rail.

Lounge

Dual aspect lounge having front and rear facing double glazed window and two central heating radiators.

Kitchen

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Integrated appliances include fridge freezer, dishwasher and electric oven. Gas hob with cookerhood over plumbing for dishwasher. Built in cupboard for additional storage, vinyl flooring, rear facing double glazed window, rear facing double glazed UPVC stable door and central heating radiator.

Stairs And Landing

Stairs rising to first floor accommodation having loft access. Two built in storage cupboards.

Bedroom One

Built in wardrobes to one wall. Front facing double glazed window and central heating radiator.

Bedroom Two

Built in wardrobes to one wall. Front facing double glazed window and central heating radiator.

Bedroom Three

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

Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and shower enclosure with mains fed shower. Fully tiled walls and vinyl flooring. Rear

facing double glazed window and central heating radiator.

Outside Space

Driveway to the front of the property with pebbled area with bushes. To the rear is a lawned garden and patio seating area.

Detached Garage

Detached garage having up and over door, power and lighting.

Listers Comments

Leased solar panels.



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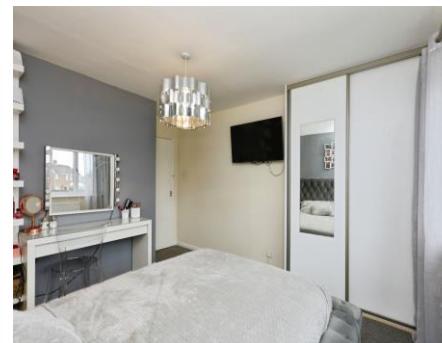
Shelley Drive, Dinnington Sheffield

- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- DETACHED GARAGE
- DOWNSTAIRS WC
- ***PRICE - £170,000***

Tenure: Freehold EPC Rating: B

Council Tax Band: A

£170,000



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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.



Property Ref:
DGT107779 - 0002

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