



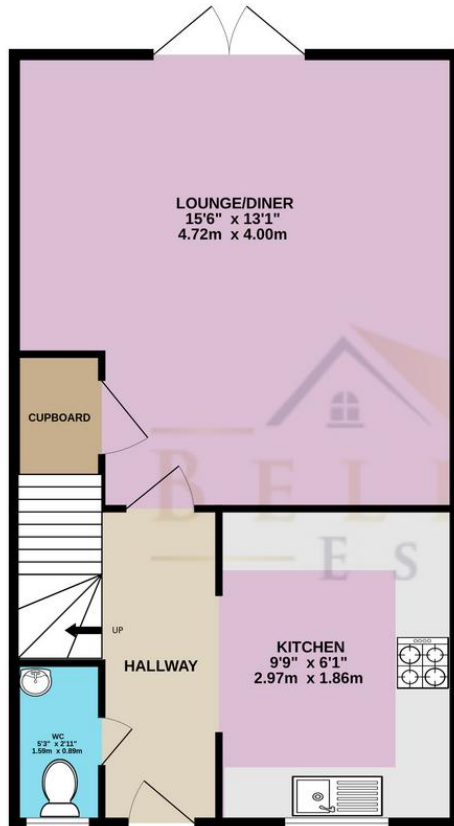
3 Canford Close | Dinnington | Sheffield | S25 2BE

£156,000

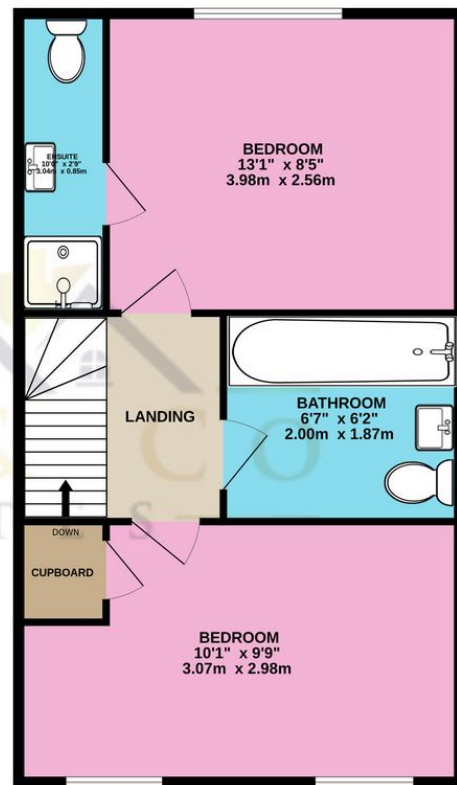
Bell & Co Estates are delighted to present this stunning modern two-bedroom semi-detached home, situated on a popular new development in Dinnington and offered to the market with **NO VENDOR CHAIN**. Exclusively available through the **STEP UP Scheme**, this property offers an exciting opportunity for first-time buyers looking to take their first step onto the property ladder, making homeownership more accessible and affordable. Beautifully presented throughout, this contemporary home is ready to move straight into, with stylish interiors and thoughtfully designed accommodation. The ground floor welcomes you into the entrance hall, providing access to a convenient downstairs WC and a modern fitted kitchen complete with integrated appliances. The spacious lounge/diner offers the perfect place to relax or entertain, with an under-stairs storage cupboard and patio doors opening directly onto the rear garden. To the first floor are two generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The second bedroom also features a useful large storage cupboard, providing additional practicality. Completing the upstairs accommodation is a contemporary family bathroom, fitted with modern sanitaryware and stylish tiling. Externally, the property benefits from allocated parking spaces. To the rear is an enclosed garden, mainly laid to lawn with a patio area, creating a lovely outdoor space to enjoy during the warmer months. Early viewing is highly recommended to fully appreciate everything this property has to offer.



GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information provided, the information is for guidance purposes only and should not be relied upon for any legal or financial purposes. The services, systems and appliances shown are to their operability or efficiency at the time of the survey. Made with MetroPro ©2023

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3 Canford Close
Dinnington
S25 2BE

Energy rating

B

Valid until
14 June 2032

Certificate number
9253-3003-5306-3622-6204

Property type Semi-detached house

Total floor area 64 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements