



104 Lordens Hill | Dinnington | Sheffield | S25 2QG

Guide Price £110,000 to £120,000

Bell & Co Estates are delighted to present this spacious three-bedroom family home, situated in the popular residential area of Dinnington and offered to the market with no onward chain. Ideally located close to local amenities, schools and excellent transport links, this ready-to-move-into property offers generous living accommodation throughout and would make an ideal first-time purchase or family home. Upon entering, the property welcomes you into a bright and spacious lounge, perfect for relaxing and entertaining. To the rear is a generously proportioned sitting or dining room, providing ample space for family dining and enjoying time together. The fitted kitchen offers a range of wall and base units with access to the rear of the property, whilst the ground floor is completed by a family bathroom comprising a three-piece suite. To the first floor, the property boasts three well-proportioned bedrooms, including two spacious double bedrooms and a further good-sized third bedroom, all accessed via a central landing with useful built-in storage cupboards. Externally, the property benefits from low-maintenance outdoor space and enjoys a convenient position within easy reach of Dinnington's wide range of local amenities, supermarkets, schools and transport connections. **Early viewing is highly recommended to fully appreciate the space and potential this fantastic no-chain home has to offer.**



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact Details

79 Wales Road
 Kiveton Park
 Sheffield
 South Yorkshire
 S26 6RA

www.bellcoestates.com
 info@bellcoestates.com
 03333 580590

104, Lordens Hill
 Dinnington
 SHEFFIELD
 S25 2QG

Energy rating

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Valid until
4 February 2029

Certificate number
0448-3051-6252-5441-7900

Property type Mid-terrace house

Total floor area 93 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