



Dinnington Road, Woodseats,
Sheffield, S8 0NZ



3



1



2

OIRO £199,000

- Two Reception Rooms
- Three Bedroom Terraced
- Beautiful Tranquil Rear Garden
- Cellar
- Popular Location Close to the City
- No Through Road
- Leasehold
- EPC rating D

Because property is personal with...

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Belvoir Sheffield is pleased to present this three-bedroom terraced home, offered for sale with no chain and vacant possession.

Situated on a quiet no-through road close to Woodseats and Abbeydale Road, the property features two reception rooms, an off-shot kitchen, a useful cellar for storage, and a peaceful rear garden with a vegetable patch and raspberry plants.

An ideal purchase for first-time buyers or those looking to upsize.

Entering through the front door, you are welcomed into a bright and spacious living room with an open staircase leading to the first floor, creating a light and inviting first impression. To the rear of the property is a generous dining room, complete with a useful storage cupboard, access to the cellar for additional storage, and patio doors opening onto the rear garden.

The off-shot kitchen is fitted with a range of wall and base units and benefits from an integrated oven, fridge freezer and washer, with a freestanding washing machine also included in the sale, making this a move-in ready home.



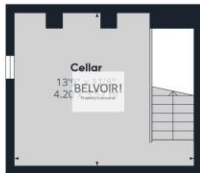
On the first floor, the landing provides access to a spacious double bedroom, a single bedroom, and the family bathroom, which is fitted with a bath with shower over, WC and wash hand basin.

The second floor is home to a further generous double bedroom, offering a bright and versatile space with both a dormer window and a Velux window, making it ideal as a principal bedroom, guest room or home office.

Outside, the property enjoys a private rear garden that is perfect for relaxing and making the most of the evening sun from the decking area. Keen gardeners will appreciate the vegetable patch and established raspberry bushes, providing a wonderful outdoor space to enjoy throughout the year.

Ideally situated on a quiet no-through road, the property is within easy walking distance of the excellent amenities of Woodseats and nearby Abbeydale Road. Woodseats offers a fantastic selection of independent shops, cafes, restaurants, supermarkets and everyday conveniences, while regular bus services provide direct access to Sheffield City Centre and surrounding areas. The property is also well placed for local schools, parks and scenic walking routes, with Graves Park and the Peak District both within easy reach, making it an excellent location for a wide range of buyers.

Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Floor -1



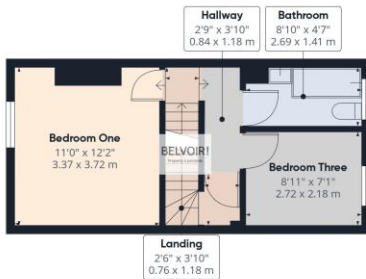
Floor 0

Approximate total area⁽¹⁾

909 ft²
84.4 m²

Reduced headroom

54 ft²
5 m²



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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