



Shelley Drive, Dinnington SHEFFIELD S25 2SR

welcome to

Shelley Drive, Dinnington SHEFFIELD

PERFECT PURCHASE FOR FIRST TIME BUYERS!! THREE bedroom SEMI DETACHED family home with OFF ROAD PARKING and DETACHED GARAGE!!
Offered for sale with NO UPWARD CHAIN. *** PRICE - £170,000 ***



Entrance Porch

Carpet flooring, storage cupboard and side facing double glazed composite door.

Entrance Hall

Carpet flooring, central heating radiator and front facing double glazed composite door.

Cloakroom

Vinyl flooring, low flush WC, vanity wash hand basin, wall mounted combi boiler and side facing double glazed window.

Lounge Diner

Carpet flooring, two central heating radiators, gas fire, front facing double glazed window and rear facing double glazed patio doors.

Kitchen

Fitted kitchen with a range of units set above and below worksurfaces incorporating stainless steel sink and drainer, space for cooker, space for fridge freezer and plumbing for washing machine. Vinyl flooring central heating radiator, storage cupboard and rear facing double glazed window.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, access to the loft and side facing double glazed window.

Bedroom One

Carpet flooring, central heating radiator and front facing double glazed window.

Bedroom Two

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

Bedroom Three

Carpet flooring, central heating radiator, storage cupboard and front facing double glazed window.

Bathroom

Vinyl flooring, walk in rainfall shower, vanity wash

hand basin, heated towel rail, partial wall tiling and rear facing double glazed window.

Seperate Wc

Low flush WC, vinyl flooring and side facing double glazed window.

Outside Space

To the front of the property is a shared driveway and lawned garden. To the rear of the property is a lawned garden, decked seating areas, patio seating area all with views over open fields. There is also a detached outbuilding with power and lighting.

Garage

Detached garage with power, lighting and two manual doors.



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Shelley Drive, Dinnington SHEFFIELD

- NO UPWARD CHAIN
- DETACHED GARAGE
- DOWNSTAIRS WC
- ENCLOSED REAR GARDEN
- *** PRICE - £170,000 ***

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DGT107781 - 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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