

## 26 St Pauls Close | Dinnington | Sheffield | S25 3PL

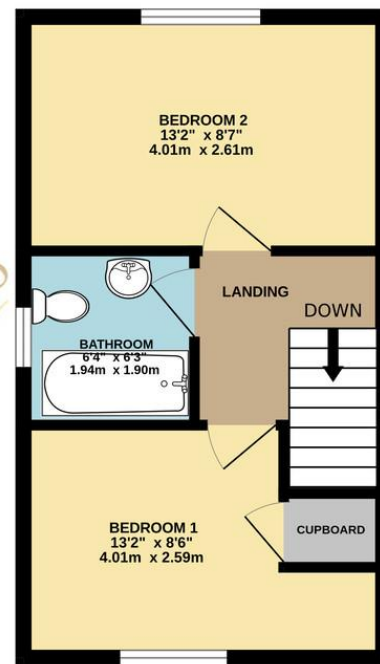
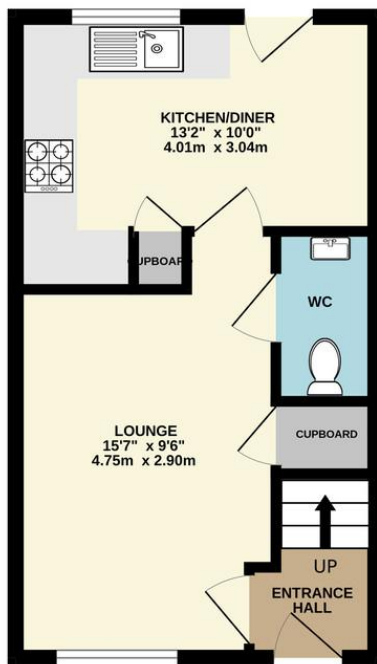
**£170,000**

Bell & Co Estates are delighted to present this beautifully presented two-bedroom semi-detached home, ideally positioned in Dinnington and offered with no onward chain. This well-maintained property is perfectly suited to first-time buyers, downsizers or investors looking for a move-in-ready home with modern comforts and a spacious layout. Upon entering, you are welcomed into a bright entrance hall which leads through to the inviting front-facing lounge. This room offers a warm and comfortable space, complete with an under-stairs storage cupboard that cleverly incorporates a wc and wash basin. To the rear of the property is the well-appointed, fully fitted kitchen, offering generous worktop and cupboard space along with integrated oven and hob. Rear door opening directly onto the rear patio area. Upstairs, the property benefits from two good-sized double bedrooms. The main bedroom offers excellent floor space, while the second bedroom also provides great accommodation, providing practical and stylish storage. The family bathroom is also located on this floor and is fitted with a shower over bath, wash basin and wc, making it perfect for everyday family use. Externally, the property boasts a driveway to the front, along with a lawned garden that adds attractive kerb appeal. A side gate provides access to the enclosed rear garden, which is mainly laid to lawn and features a patio area ideal for outdoor seating or dining. The garden also benefits from a newly supplied shed and offers a good sense of privacy, making it a lovely space for children, pets or gardening enthusiasts.



GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.

1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



## Contact Details

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26 St. Pauls Close  
Dinnington  
SHEFFIELD  
S25 3PL

Energy rating

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Valid until  
**18 January 2034**

Certificate number  
**9282-3033-3209-6544-9204**

**Property type** Semi-detached house

**Total floor area** 55 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 are 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