



**Falcon Way, Dinnington SHEFFIELD S25 2NY**



**welcome to**

**Falcon Way, Dinnington SHEFFIELD**

PERFECT FAMILY HOME! EXTENDED three bedroom detached home in a highly sought after area of Dinnington featuring off road parking & garage. Conveniently located for sought after schools, local amenities & transport links. \*\*\*PRICE - £325,000\*\*\*



### Entrance Porch

Tiled flooring and front facing double glazed composite door.

### Entrance Hall

Wood flooring, central heating radiator and storage cupboard.

### Lounge

19' 8" x 12' 8" ( 5.99m x 3.86m )

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

### Dining Room

21' 4" x 10' 11" ( 6.50m x 3.33m )

Laminate flooring, side facing double glazed window and rear facing double glazed patio doors.

### Kitchen

21' 4" x 8' 11" ( 6.50m x 2.72m )

Fitted kitchen with a range of shaker units set above and below worksurfaces incorporating breakfast bar, sink and drainer, space for range cooker, space for fridge freezer, plumbing for dishwasher and plumbing for washing machine. Tiled flooring, central heating radiator, storage cupboard, side facing double glazed window, rear facing double glazed window and side facing double glazed UPVC door.

### Stairs And Landing

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

### Bedroom One

13' 11" x 12' 1" Into recess ( 4.24m x 3.68m Into recess )

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

### Bedroom Two

13' 10" x 12' 4" Into recess ( 4.22m x 3.76m Into recess )

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

### Bedroom Three

9' x 8' 11" ( 2.74m x 2.72m )

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

### Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with rainfall shower over. Laminate flooring, partial wall tiling, heated towel rail, side facing double glazed window and rear facing double glazed window.

### Outside Space

To the front of the property is a driveway providing off road parking and lawned garden with bushes in borders. To the rear of the property is a stone patio seating area, artificial lawned areas, pebbled areas and lots of mature trees and bushes in borders.

### Garage

Attached garage with power, lighting and electric roller door.



**view this property online** [williamhbrown.co.uk/Property/DGT107714](http://williamhbrown.co.uk/Property/DGT107714)



welcome to

## Falcon Way, Dinnington SHEFFIELD

- THREE BEDROOM EXTENDED DETACHED HOME
- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING & GARAGE
- SPACIOUS ACCOMMODATION
- SOUGHT AFTER AREA

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 9.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1959.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107714 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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