









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.





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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

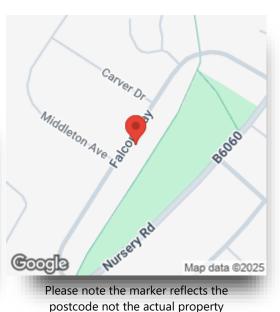
This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1959. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000









view this property online williamhbrown.co.uk/Property/DGT107714



Property Ref: DGT107714 - 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 quidance 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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