



St. Pancras Close, Dinnington Sheffield S25 3RX

welcome to

St. Pancras Close, Dinnington Sheffield

PERFECT FOR A GROWING FAMILY.. THREE bedroom DETACHED family home with converted garage, OFF ROAD PARKING and enclosed REAR GARDEN. Offered for sale with NO UPWARD CHAIN.. *** PRICE 190,000***



Entrance Hall

Front facing double glazed door leading into entrance hall.

Cloakroom

Low flush WC and corner wash hand basin Central heating radiator and side facing double glazed window.

Lounge

Spacious lounge having rear facing double glazed window and two central heating radiators. Archway leading to..

Dining Room

Formally the garage. Having front facing double glazed window and central heating radiator.

Kitchen

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating one and a half bowl sink and drainer. Electric oven and gas hob with cookerhood over. Space for fridge freezer, plumbing for washing machine and dishwasher. Cupboard housing combi boiler. Rear facing double glazed French doors leading onto rear garden.

Stairs And Landing

Stairs rising to first floor accommodation having airing cupboard, side facing double glazed windows and central heating radiator.

Bedroom One

Front facing double glazed window and central heating radiator.

Ensuite

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure. Side facing double glazed window and central heating radiator.

Bedroom Two

Front facing double glazed window and central heating radiator.

Bedroom Three

Rear facing double glazed window and central heating radiator.

Bathroom

Three piece suite comprising low flush WC, pedestal wash hand and paneled bath. Partial tiling to wall, rear facing double glazed window and central heating radiator.

Outside Space

Open plan frontage with driveway to the front. Enclosed laid to lawn garden to the rear with fencing to sides.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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St. Pancras Close, Dinnington Sheffield

- NO UPWARD CHAIN
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- GREAT FAMILY HOME
- *** PRICE £190,000 ***

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

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107764 - 0005

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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