



**Colliers Place, Dinnington Sheffield S25 2SS**

**welcome to**

**Colliers Place, Dinnington Sheffield**

Modern FOUR bedroom DETACHED family home with OFF ROAD PARKING and enclosed REAR GARDEN!! Conveniently located for amenities and schools in Dinnington



### **Important Notice**

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

### **Entrance Hall**

Front facing double glazed composite door leading into hallway. Tiled flooring and central heating radiator.

### **Lounge**

Spacious lounge having front facing double glazed window and two central heating radiator. Understairs storage cupboard.

### **Kitchen Diner**

Modern fitted kitchen with a range of walls and base units set above and below worksurfaces incorporating stainless steel one and a half bowl sink and drainer. Integrated appliances include electric oven in housing unit, gas hob with cooker hood over, fridge freezer and dishwasher. Having quickstep flooring, rear facing double glazed window and rear facing double glazed French doors leading out onto rear garden. Central heating radiator.

### **Utility Room**

Having a continuation of quickstep flooring. Plumbing for washing machine and space for dryer. Rear facing double glazed window and central heating radiator.

### **Cloakroom**

Having a continuation of quickstep flooring. Low

flush WC and corner pedestal wash hand basin. Side facing double glazed window and central heating radiator.

### **Stairs And Landing**

Stairs rising to first floor accommodation having access to loft space. Two walk in storage cupboards and central heating radiator.

### **Master Bedroom**

Spacious master bedroom having front facing double glazed window and central heating radiator. Door leading to..

### **Ensuite**

Three piece suite comprising low flush WC, vanity wash hand basin in base unit and double shower enclosure with rainfall shower. Shaver point, vinyl flooring 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.

### **Bedroom Four**

Rear facing double glazed window and central heating radiator.

### **Family Bathroom**

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath. Partial tiling to walls and vinyl flooring. Rear facing double glazed window and central heating radiator.

### **Outside Space**

To the front is an open plan laid to lawn with double width driveway allowing parking for two vehicles. Side path leading to rear garden. Laid to lawn rear garden with paved area and pebbled borders. Fencing to side to keep enclosed.

### **Garage**

Having up and over door, power and lighting.



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welcome to

## Colliers Place, Dinnington Sheffield

- MODERN THROUGHOUT
- UTILITY ROOM
- OFF ROAD PARKING
- GARAGE
- 

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£275,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DGT108031 - 0004

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.

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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