



**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.. \*\*\*OFFERS OVER £180,000\*\*\*



**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
- \*\*\* OFFERS OVER £180,000 \*\*\*

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107764 - 0006

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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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