



Frankham Close, Dinnington SHEFFIELD S25 3QG

welcome to

Frankham Close, Dinnington SHEFFIELD

HEY !! HAVE A LOOK AT THIS ONE!! THREE bedroom SEMI DETACHED home with OFF ROAD PARKING and enclosed REAR GARDEN.. Ensuite master bedroom and downstairs WC *** OFFERS OVER £170,000 ***



Entrance Hall

Double glazed front entrance door opens into the hallway having laminate flooring and central heating radiator.

Cloakroom

Low flush wc, wash hand basin, central heating radiator, front double glazed window and vinyl flooring.

Lounge

Front double glazed window, central heating radiator, laminate flooring and storage cupboard.

Kitchen

Fitted kitchen with a range of shaker wall and base units set above and below worksurfaces incorporating built in electric oven, gas hob and stainless steel sink and drainer. There is also space for a fridge freezer, plumbing for a washing machine and plumbing for dishwasher. There is vinyl flooring, central heating radiator and rear double glazed window, and rear double glazed patio door. The combi boiler is housed in a cupboard.

Conservatory

Consists of tiled flooring, rear double glazed patio doors and two side double glazed windows.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, storage cupboard and access to the loft.

Bedroom One

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

Ensuite

Three piece suite comprising low flush wc, wash hand basin and mains shower enclosure. Vinyl flooring, partial wall tiling, central heating radiator and front double glazed window.

Bedroom Two

Carpet flooring, rear double glazed window and

central heating radiator.

Bedroom Three

Carpet flooring, rear double glazed window and central heating radiator.

Bathroom

Three piece suite comprising low flush wc, vanity wash hand basin and paneled bath. Partial wall tiling, vinyl flooring, side double glazed window and central heating radiator.

Outside Space

To the front of the property is a pebbled area. To the rear of the property is a lawned garden with patio seating area and decked area. There is a garage with a manual up and over door with a parking space in front of it.

Agents 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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Frankham Close, Dinnington SHEFFIELD

- OPEN HOUSE 25TH SEPTEMBER - BY APPOINTMENT ONLY
- SEMI DETACHED PROPERTY
- OFF ROAD PARKING
- CONSERVATORY
- *** OFFERS OVER £170,000 ***

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107774 - 0009

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.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk