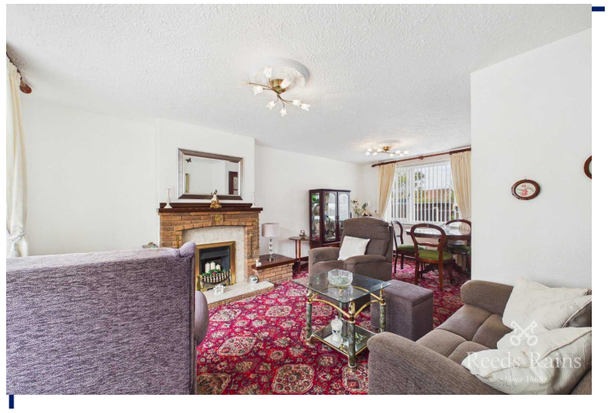
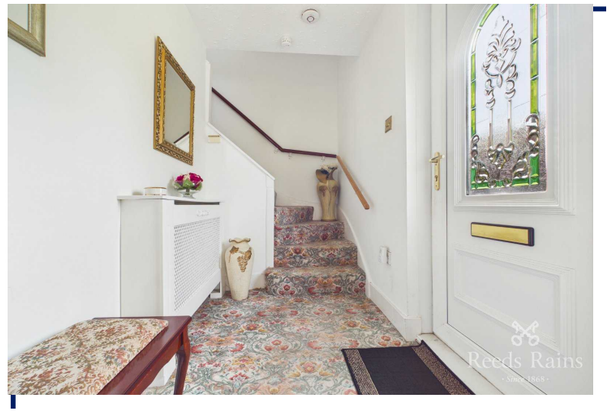
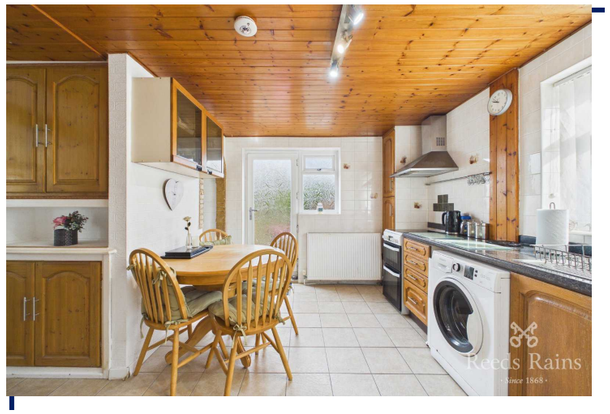
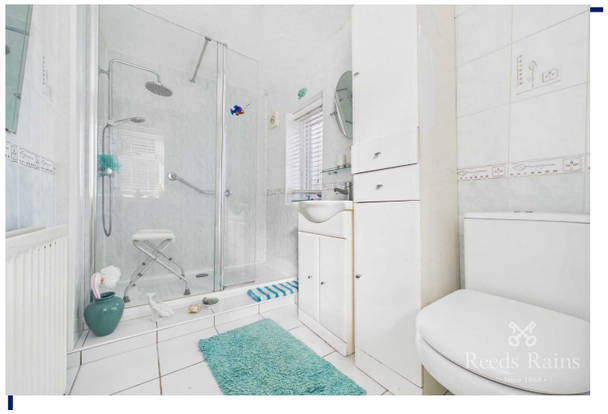


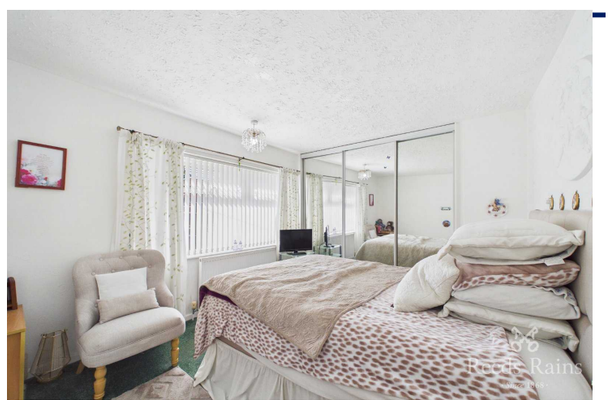


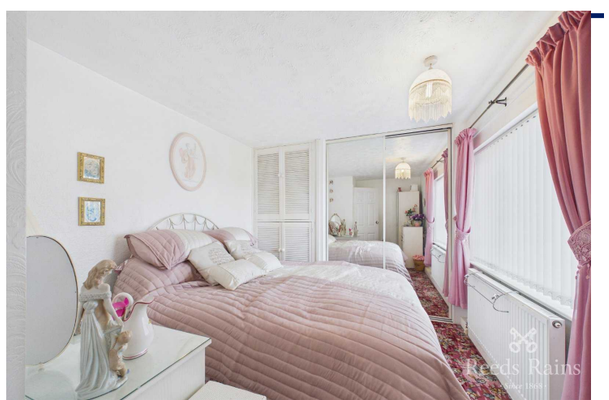












High Nook Road, Dinnington,
Sheffield, South Yorkshire, S25

Asking Price: £170,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

High Nook Road, Dinnington, Sheffield, South Yorkshire, S25

Asking Price: £170,000 Freehold

Council Tax Band: A
EPC Rating: TBC

Reeds Rains are delighted to market this well-maintained three-bedroom semi-detached home, ideally situated in Dinnington. Offered with no upward chain, the property is likely to appeal to a range of buyers.

Entrance Hall
A front-facing double glazed door opens into the welcoming entrance hall, featuring fitted carpet, a central heating radiator, staircase rising to the first floor and access to the living/dining room.

Living Dining Room
20'2" x 12'11" (6.15m x 3.94m)
A spacious dual-aspect reception room, ideal for both dining and entertaining, featuring fitted carpet, two central heating radiators and front and rear-facing double glazed windows.

Kitchen Diner
14'2" x 13'2" (4.32m x 4.01m)
Having a range of matching wall and base units with drawers, work surfaces and upstands, inset sink and drainer with mixer tap, complementary splashback tiling, freestanding cooker with cooker hood over, space for a washing machine and dining table, and a built-in pantry cupboard with lighting. The kitchen further benefits from a central heating radiator, tiled flooring, side and rear-facing double glazed windows and a rear-facing double glazed door providing direct access to the rear garden.

Utility Room
5'1" x 3'7" (1.55m x 1.1m)
An archway leads from the kitchen into a useful additional area, having tiled flooring and electric sockets for a tumble dryer and freestanding fridge freezer.

Landing
The landing has fitted carpet, a central heating radiator, access to the loft and a side-facing double glazed window.

Master Bedroom
12'4" x 9'9" (3.76m x 2.97m)
A well-proportioned master bedroom featuring fitted carpet, a central heating radiator, sliding built-in mirrored wardrobes and a front-facing double glazed window.

Bedroom Two
12'1" x 9'5" (3.68m x 2.87m)
A further double bedroom with fitted carpet, a central heating radiator, built-in wardrobes housing the boiler and a rear-facing double glazed window.

Bedroom Three
10' x 6'5" (3.05m x 1.96m)
A single bedroom which could alternatively be used as a home office or nursery, having fitted carpet, a central heating radiator, built-in storage cupboard and a front-facing double glazed window.

Shower Room
9'6" x 5'7" (2.9m x 1.7m)
A generous shower room with a step up to a walk-in shower, fitted with a mains-powered waterfall shower, additional hand-held shower and grab rail. There is also a wash hand basin with vanity unit beneath, low flush W.C, central heating radiator, fully tiled walls and tiled flooring, along with side and rear-facing double glazed obscure windows.

Garage
15'10" x 8'3" (4.83m x 2.51m)
Detached garage with an up and over door, lighting and electric sockets.

Exterior
To the front of the property is a well-maintained lawned garden, with a shared driveway leading to the detached garage and a side gate providing access to the rear garden.

To the rear is a mainly pebbled garden with stepping stones, mature shrubs and an outside tap, enclosed by fencing.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



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Other important information which you will need to know about this property can be found at reedsrains.co.uk