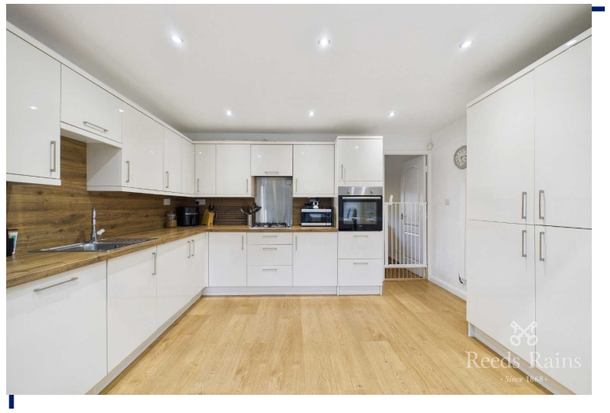
















Gleneagles Road, Dinnington,
Sheffield, South Yorkshire, S25

Asking Price: £180,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Gleneagles Road, Dinnington, Sheffield, South Yorkshire, S25

Asking Price: £180,000 Freehold

Council Tax Band: A
EPC Rating: C

Ideal for first-time buyers, this beautifully presented and stylish two bedroom semi-detached home is situated in a popular location of Dinnington. Having been effectively extended to create a stunning open-plan kitchen diner, this is a fantastic home that is well worth viewing.

Porch
A front-facing uPVC door provides access to the property, with laminate flooring, a side-facing double glazed window and a further internal door leading into the living room.

Living Room
17'7" x 13'6" (5.36m x 4.11m)
A beautifully decorated and generously proportioned reception room featuring laminate flooring, a central heating radiator and an attractive feature gas fireplace with marble hearth and surround. The room also houses the staircase rising to the first floor and benefits from a front-facing double glazed window.

Kitchen Dining Room
16'9" x 13'2" (5.1m x 4.01m)
An effectively extended and beautifully presented modern kitchen diner, fitted with an attractive range of matching high-gloss wall, base and drawer units, complemented by work surfaces with matching full-height splashbacks. Features include an inset sink and drainer with mixer tap, integrated electric oven, gas hob with extractor over and stainless steel splashback, integrated dishwasher, washing machine and fridge freezer. Further benefits include two contemporary vertical central heating radiators, a skylight window, recessed ceiling spotlights and laminate flooring. Bi-folding doors span the rear of the room, creating a lovely connection to the garden and providing direct access outside.

Landing
Having fitted carpet and access to the loft via a pull-down ladder, with the loft being partially boarded for additional storage.

Principal Bedroom
13'3" x 9'6" (4.04m x 2.9m)
Having fitted carpet, a central heating radiator and a front-facing double glazed window.

Bedroom Two
13'2" x 9'2" (4.01m x 2.8m)
Having laminate flooring, a central heating radiator, a built-in cupboard housing the boiler and a rear-facing double glazed window.

Bathroom
8'8" x 5'1" (2.64m x 1.55m)
Fitted with a panelled bath incorporating a mains-fed waterfall shower and handheld attachment over, wash hand basin with vanity storage beneath and low flush W.C. Further features include a heated towel rail, tiled flooring and a side-facing double glazed obscure window.

Exterior
To the front of the property is a well-maintained lawned garden alongside a generous block-paved driveway providing off-street parking for multiple vehicles, with gated access leading through to the rear garden.

The rear garden is mainly laid to lawn, complemented by a patio area ideal for garden furniture, established shrubs and a timber storage shed. The garden is fully enclosed by timber 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