



**Dinnington Road, Sheffield S8 0NZ**

**£520 Per Calendar Month**

SK Estate Agents are pleased to offer to let this well presented, two bedroomed mid terraced property. The property is conveniently located for a host of local amenities in Woodseats and benefits from good public transport links into the city centre. The neutrally decorated property benefits from UPVC double glazing and gas central heating throughout, and in brief comprises: lounge, kitchen, cellar, two bedrooms, bathroom and rear garden. An internal inspection is recommended to appreciate the standard of accommodation on offer. No Pets, No Smokers.



## Living Room

Entrance through front facing UPVC double glazed door into bright and welcoming lounge. Having carpeted flooring, gas central heating radiator and front facing UPVC double glazed window. Also with TV and telephone points.

## Kitchen/Diner

Kitchen fitted with a range of wooden wall and base units with contrasting roll edged work surface. Having stainless steel one and a half bowl sink with mixer tap and drainer, fan assisted oven with 4 ring gas hob above, space for washing machine and fridge, tiled effect cushioned flooring and gas central heating radiator. Also having rear facing UPVC double glazed window and UPVC door opening to the garden. Door also providing access to cellar head storage.

## Landing

## Master Bedroom

Generously proportioned master bedroom enjoying a front facing UPVC double glazed window. Also having carpeted flooring and gas central heating radiator.

## Bedroom Two

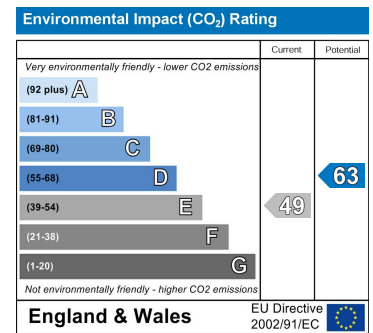
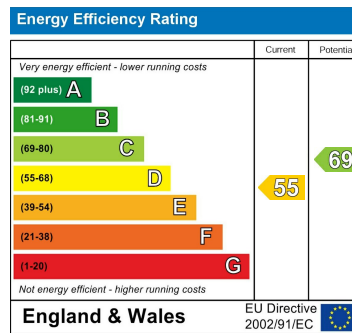
Having rear facing UPVC double glazed window, carpeted flooring and gas central heating radiator. Also with storage cupboard over the staircase with loft access hatch.

## Bathroom

Family bathroom enjoying a matching 3 piece suite with pedestal wash hand basin, WC and bath with electric shower over. Having part tiled walls, gas central heating radiator, cushioned flooring and obscured UPVC rear facing double glazed window.

## Outside

To the rear of the property lies a good sized south westerly garden with patio area, border planting and an area laid to lawn.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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