



## Baker Street

Dinnington, S25 3RU

Guide Price £170,000 - £180,000



- 3 BED SEMI DETACHED
- FRESH DECOR AND FLOORING THROUGHOUT
- THREE BATHROOMS
- DRIVEWAY FOR TWO CARS
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- FULLY ENCLOSED, WELL KEPT GARDEN
- CLOSE TO AMENITIES
- DG GCH EPC RATING C

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GUIDE PRICE £160,000 - £170,000. NO UPWARD CHAIN AND READY AND WAITING FOR YOU TO PUT YOUR OWN STAMP ON IT! Take a look around this contemporary and spacious 3 bed semi detached property located on a sought after leafy estate close to local amenities, surrounded by reputable schools and only minutes away from the M1 making it a great commuter location for Sheffield and Rotherham. The property boasts fresh decor, new flooring throughout, generous dimensions, a sizable, fully enclosed garden and with no upward chain it is ready to move straight in! Briefly comprising entrance hall, downstairs WC, living room, kitchen/diner, master bedroom with ensuite shower room, two further good sized bedroom and family bathroom. Must be seen to truly appreciate the size and location....book now to avoid disappointment!

## ENTRANCE HALL

Through a composite glazed door leads into the entrance hall and with newly fitted lino which is perfect for muddy wellies or paws, also comprising wall mounted radiator, uPVC window and door leading to WC and living room.

## DOWNSTAIRS WC

A handy addition to any busy household, comprising low flush WC, vanity unit with inset ceramic sink, wall mounted radiator and frosted uPVC window.

## LIVING ROOM

15'10" x 14'4" (4.83 x 4.38)

A spacious living area comprising front facing uPVC window, aerial point, telephone points, two wall mounted radiator and stairway leading to the first floor.

## KITCHEN/DINER

14'4" x 8'2" (4.38 x 2.5)

A generously sized kitchen diner, hosting an array of light wood fitted wall and base units providing plenty of storage space, contrasting grey work surfaces, integrated stainless steel electric oven, inset white 4 ring gas hob with fitted extractor hood above, inset stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for appliances, large built in storage cupboard/cloakroom, wall mounted radiator, uPVC window overlooking the garden and uPVC patio doors leading directly out onto the patio.

## LANDING

A roomy, gallery style landing hosting a large built in storage cupboard, loft hatch, uPVC window and door leading to all bedrooms and bathroom.

## BEDROOM 1

4.2 x 2.63

A good sized double bedroom comprising front facing uPVC window, wall mounted radiator and door leading to ensuite shower room.

## ENSUITE SHOWER ROOM

Boasting a glass shower cubicle, low flush WC, vanity unit with inset sink, shaver point, wall mounted radiator and extractor fan.

## BEDROOM 2

10'4" x 8'7" (3.16 x 2.63)

A further double bedroom comprising rear facing uPVC window and wall mounted radiator.

## BEDROOM 3

7'10" x 5'11" (2.41 x 1.81)

A great single bedroom, nursery or home office, comprising front facing uPVC window and wall mounted radiator.

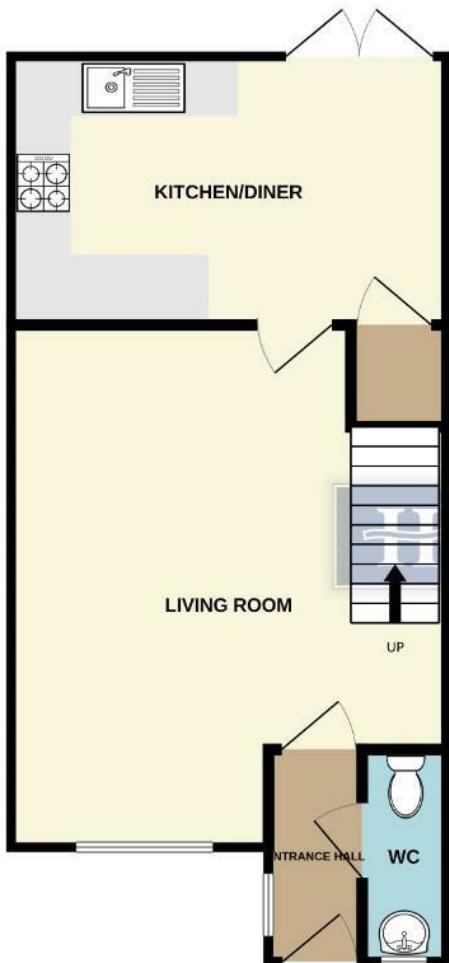
## BATHROOM

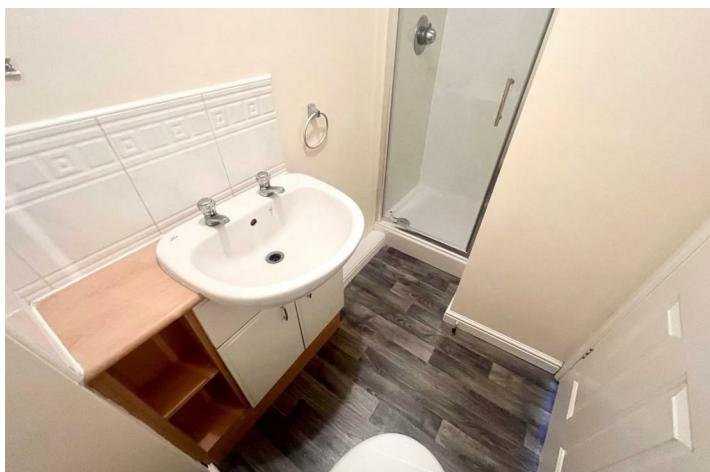
A fresh and bright bathroom, comprising bath, low flush WC, built in vanity unit and work surface with inset ceramic sink, shaver point, wall mounted radiator, extractor fan and frosted uPVC window.

## EXTERIOR

The front of the property boasts kerb appeal with established shrubs adding a splash of colour all year round and a long driveway offers off road parking for at least two cars. To the rear of the property is a fully enclosed, sizeable garden, mainly laid to lawn with a small slabbed patio area perfect for entertaining in the summer months.

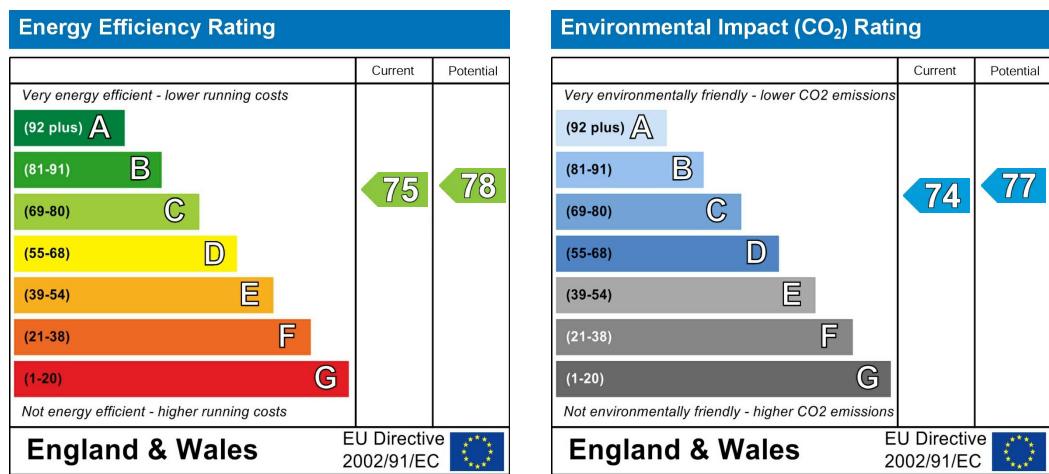
## Floorplan





Tel: 0114 257 8999

## Energy Efficiency Graph



## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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