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36 Sandall View, Dinnington, Sheffield, S25 3UB

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Asking Price £250,000

A beautifully presented three-bedroom extended detached home, occupying a desirable position on a quiet cul-de-sac within the ever-popular residential area of Dinnington, whilst enjoying a pleasant outlook over adjoining greenbelt fields.

Coming to the market for the first time in approximately 30 years, this well-established family home offers spacious and versatile accommodation, complemented by a number of attractive features throughout.

The heart of the home is undoubtedly the stunning contemporary fitted kitchen, positioned to the rear and enjoying lovely views across the adjoining fields. The ground floor further comprises a welcoming front-facing lounge, separate dining area, conservatory, utility room and useful internal access to the attached garage.

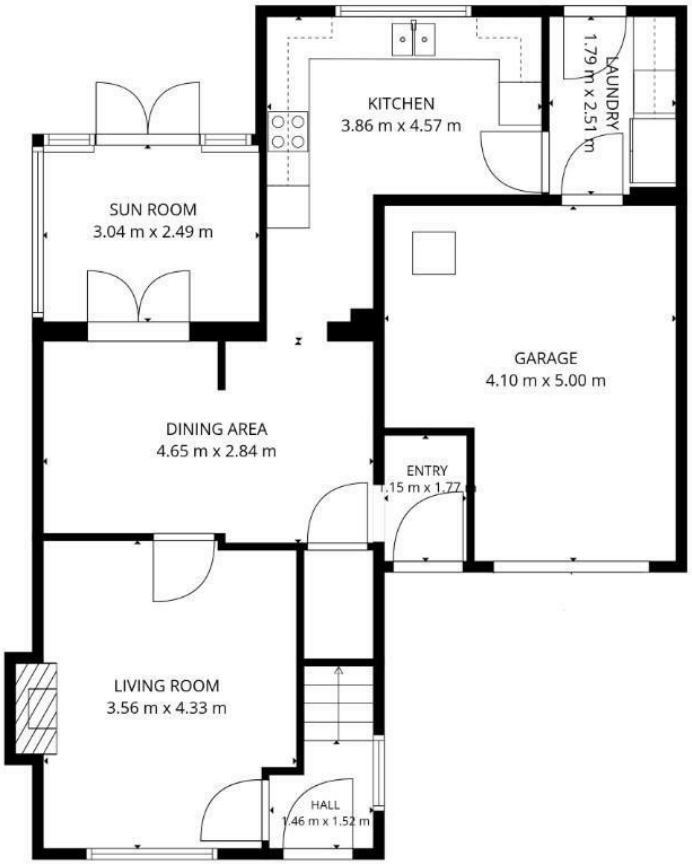
To the first floor are three bedrooms, including two generous double bedrooms with the master having fitted wardrobes and a single bedroom, together with a beautifully appointed modern shower room.

Externally, the property benefits from a long driveway providing ample off-road parking for multiple vehicles along with an EV charging point, alongside the attached garage. To the rear is a private enclosed garden, thoughtfully arranged with a combination of a spacious decked seating area and lawn, creating an ideal space for outdoor entertaining and family enjoyment.

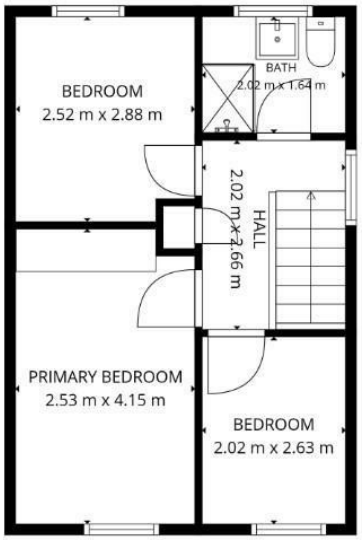
Dinnington is a well-established and popular residential town, surrounded by attractive countryside and offering a good range of everyday amenities. The area benefits from local shops, cafés, supermarkets and schools, whilst the nearby Rother Valley Country Park provides an excellent choice of walking, cycling and leisure facilities. For commuters, there is convenient access to the wider road network, including the M1 via Junction 31, providing links towards Sheffield, Rotherham and beyond.

Viewing is highly recommended to fully appreciate the position, accommodation and overall appeal this fantastic family home has to offer.

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Ground floor



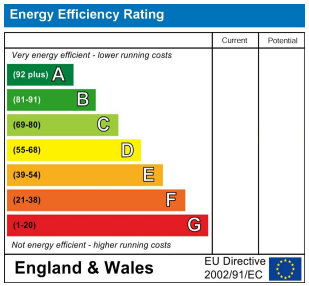
1st floor

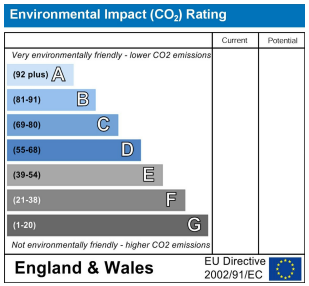
TOTAL: 96 m2

Ground floor: 63 m2, 1st floor: 33 m2

EXCLUDED AREAS: GARAGE: 18 m2, FIREPLACE: 1 m2, WALLS: 10 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





General Remarks
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TENURE
This property is freehold.

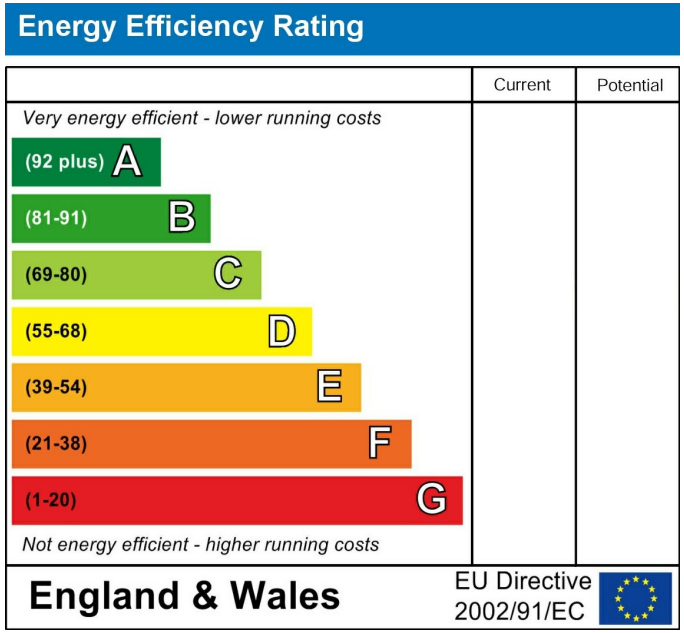
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Anti Money Laundering
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



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. 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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