



Brenkley Close Dinnington

This well-presented End-Terraced home is set on a corner plot, offering a blend of modern living and outdoor space, perfect for families or first-time buyers. The property features a bright open-plan kitchen and dining area with quartz work surfaces and integrated appliances, creating a stylish and functional hub of the home. The living room, with windows to the rear, provides a cosy and inviting space for relaxation. Upstairs, the property offers three well-proportioned bedrooms, each filled with natural light and comfortable accommodation. The family bathroom has been updated with modern fittings, including a shower over the bathtub, while the separate WC adds further convenience. A practical utility room leads out to the rear garden, which is laid to lawn and includes a paved area and shed, ideal for outdoor entertaining or for children to play. The home benefits from double glazing throughout and gas central heating, ensuring comfort year-round. Externally, the property enjoys well-maintained gardens to the rear and side, with planted borders providing an attractive setting. Located in a popular residential area, this home is within easy reach of local amenities, schools, and transport links, making it an ideal choice for those in search of a peaceful setting combined with convenient access in their future home.

Asking Price: £215,000

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Entrance Hall

Bright entrance with a double-glazed window and door to the front. Features vinyl flooring, a radiator, and an under stairs storage cupboard for practicality.

Living Room 11'8 max into recess x 11 (3.55m x 3.35m)

A well-lit living room with a double-glazed window to the rear, carpeted flooring, and a radiator, offering a versatile space for relaxation and entertainment.



Kitchen Dining Room 12'7 x 6'5 L shape 9' x 10'11 (3.83m x 1.95m L shape 2.74m x 3.32m)

A contemporary refurbished kitchen fitted with quartz work surfaces, an inset sink, an electric oven and hob with cooker hood, and an integrated dishwasher. The space benefits from double-glazed windows to the front, rear, and side. Vinyl flooring and a radiator complete the room, which flows into the dining area, perfect for family meals.

Utility Room 11'1 x 4'6 (3.37m x 1.37m)

A convenient utility area with double-glazed windows to the rear and side, offering additional space for laundry. A double-glazed door leads out to the rear garden, with vinyl flooring and a radiator.



First Floor Landing

Carpeted throughout, the landing features a double-glazed window to the front, a loft hatch, and a storage cupboard for added functionality.

Bedroom One 11'1 max into recess x 13'10 (3.37m x 4.21m)

A bright primary bedroom with double-glazed windows to the front and side, carpeted flooring, and a radiator.



Bathroom

A modern bathroom fitted with a bathtub and shower over, wash hand basin, heated towel rail, vinyl flooring, and part laminate walls. A double-glazed window to the front allows natural light to filter in.

WC

Separate WC with a double-glazed window to the front and vinyl flooring.

Bedroom Two 9 x 11'7 (2.74m x 3.53m)

A well-proportioned bedroom with a double-glazed window overlooking the rear garden, carpeted flooring, and a radiator.

Bedroom Three 8'8 max into recess x 8'3 max into recess (2.64m x 2.51m)

A comfortable third bedroom with carpeted flooring, a radiator, a double-glazed window to the front, and a handy storage cupboard.

Garden

The property features a well-maintained rear garden laid to lawn with a paved area, shed, and planted borders, offering a flexible outdoor space. Additionally, the side garden provides further green space, ideal for a variety of outdoor activities.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On street parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

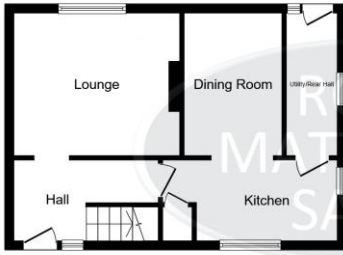
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: TBC

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Ground Floor
Floor area 40.7 m² (438 sq.ft.)



First Floor
Floor area 40.7 m² (438 sq.ft.)

EPC TBC

TOTAL: 81.3 m² (875 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co



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