



## Swinston Hill Road | Dinnington | S25 2SA

Guide Price £500,000 to £525,000

Bell & Co Estates are honoured to present a rare opportunity to acquire such a unique home. In brief the property comprises of welcoming Entrance Hallway, to the main part of the house; Open Plan Lounge, Dining/Kitchen, modern fitted Kitchen with integrated appliances and Island. Downstairs WC and store cupboard with access to the rear facing Sunroom, a beautiful bright and airy room. To the first floor are two Double Bedrooms and the family Bathroom, floor to ceiling tiles with free standing Bath, sink unit, WC and walk in Shower. To the second floor are two further Double Bedrooms including the Master Suite with En-Suite Shower Room. To the other part of the house the main Hallway allows access to a second modern fitted Kitchen with integrated appliances, Downstairs WC and separate Lounge leading to the rear facing Sunroom. To the upstairs are two Double Bedrooms and Shower Room. To the front of the property the gravelled driveway provides off road parking for multiple vehicles. To the side of the property gated access leads to the enclosed rear garden, a large space, mainly laid to lawn with patio area and two large Sheds.

- SIX BEDROOM FAMILY HOME
- TWO BEDROOM ANNEXE
- Large Rear Garden
- Master bedroom with En-suite
- Spacious Sunroom
- Off Road Parking



GROUND FLOOR  
1024 sq ft. (95.1 sq.m.) approx.



1ST FLOOR  
791 sq ft. (73.5 sq.m.) approx.



2ND FLOOR  
617 sq ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 2432 sq ft. (225.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropex ©2024

## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

[www.bellcoestates.com](http://www.bellcoestates.com)

03333 580590

92 Swinston Hill Road  
Dinnington  
SHEFFIELD  
S25 2SA

Energy rating

C

Valid until  
**30 April 2034**

Certificate number  
**0380-2940-1340-2574-5771**

Property type

Detached house

Total floor area

220 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements