

**FOR SALE**



**Birkdale Avenue, Dinnington**  
**Guide Price £160,000**

  
**MARTIN & CO**



## Birkdale Avenue, Dinnington

2 Bedrooms, 1 Bathroom

Guide Price £160,000

- Semi detached
- Two bedrooms
- Generous garden
- Cul de sac
- Drive and garage

Positioned on a generous corner plot in a quiet cul-de-sac setting, this two double bedroom semi-detached home at Birkdale Avenue presents a solid opportunity for a wide range of buyers. Whether it's a first step onto the property ladder, a downsize, or a long-term investment, the combination of internal space and outside potential offers a great deal of flexibility. Offered to the market with no onward chain, it allows for a quicker and more straightforward purchase. The house sits slightly back from the road behind a neat, pebbled front garden, making the most of its corner location. Entry is through a porch into a good-sized lounge, which provides plenty of space for everyday living and a central point of access to the rest of the home. Natural light fills the room, and stairs from the lounge lead up to the first-floor landing. To the rear, the kitchen is fitted with a range of beech-effect wall and base units and has space for freestanding appliances. It's functional and practical, with direct access to the rear garden, and it offers the option for cosmetic updates over time to meet personal taste or to add value. Upstairs, both bedrooms are comfortably proportioned doubles, which makes this home stand out from other two-bedroom properties. Each room has space for a bed and additional furniture, and the layout suits both a small family or those needing a second bedroom for



guests or home working. The bathroom has been updated with a modern white three-piece suite, keeping things simple and fresh, and it's ready to move straight into without needing immediate work.

Outside, the corner plot really comes into its own. The side lawn wraps around to the back, creating a wide, open garden area that includes both patio and grassed sections-ideal for those looking for space for children to play, pets, or just for some outdoor seating. The rear access drive leads to a single garage, offering private parking and extra storage.

Birkdale Avenue is located in a popular residential part of Dinnington. Everything needed day-to-day is within easy reach-Dinnington's main high street is just over a mile away and includes Aldi, Tesco Superstore, and Lidl. There are also local shops, cafés, and other services close by. For those with school-age children, the area is served by well-regarded local schools including Dinnington High School and Anston Greenlands Primary School, both under two miles from the property.

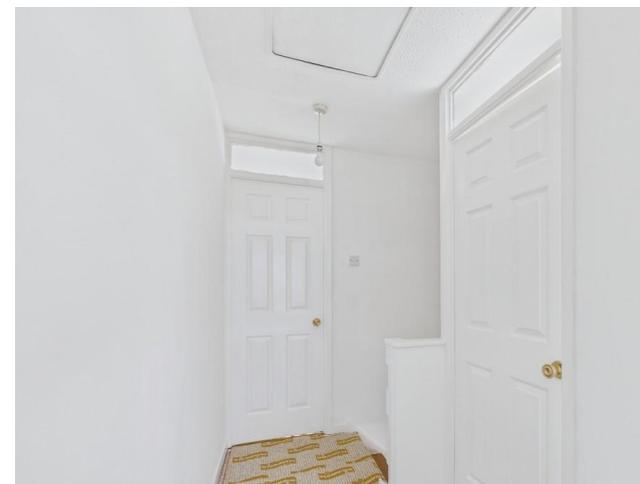
Public transport links are also convenient, with regular

bus services running through Dinnington and along nearby Laughton Road, providing easy access to Rotherham, Sheffield and Worksop. For those commuting by car, the M1 motorway is easily accessible, placing Sheffield and other major towns within comfortable reach.

The quiet cul-de-sac location gives a sense of calm while still being connected to amenities. Combined with the size of the plot and potential on offer, Birkdale Avenue has the makings of a long-term home or a strong rental property. It's functional and ready to move into, but still has scope for a new owner to put their stamp on things.

This property offers space both inside and out, a practical layout, and a great location close to everything needed-schools, shops, transport, and local services.

FRONT PORCH Entry is through a porch into a good-sized lounge



**LOUNGE** The lounge provides plenty of space for everyday living and a central point of access to the rest of the home. Natural light fills the room, and stairs from the lounge lead up to the first-floor landing.

**ENTRANCE PORCH** With side facing window, front facing window, side facing entrance door and door to the lounge.

**LOUNGE** A generous size lounge with a staircase rising to the first floor landing, door to the kitchen and front facing window.

**DINING KITCHEN** With a range of fitted wall and base units in Beech effect. Base units are set beneath worktops which include a one and a half bowl sink, tiled splash backs, tiled floor, space for appliances, rear facing window and rear facing entrance door.

**LANDING** With loft access.

**BEDROOM ONE** A double size room with front facing window.

**BEDROOM TWO** A double size room with rear facing window.

**BATHROOM** A newly installed bathroom having a white three piece suite which includes a low flush w.c, vanity wash hand basin, bath with mixer shower over, tiled walls and side facing window.

**OUTSIDE** Set on a generous size corner plot, to the front is a pebbled garden area which extends to the side. To the rear is a patio area, lawn, pebbled area and courtesy door to the garage. There is a drive with single garage.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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