



25 Dimmock Street

| WV4 6HB | O.I.R.O £130,000

ROYSTON
& LUND

- Two Bedroom Terrace
- Unique Ground Floor Layout
- Traditional Kitchen
- Primary School to Front
- EPC Rating - D
- Two Ample Size Lounges
- Outside Connecting WC & Brick Shed
- Great Extension Potential
- South-Facing Garden
- Council Tax Band - A





Spacious Two-Bedroom Mid-Terrace Opposite Primary School with South-Facing Garden

This deceptively spacious two-bedroom mid-terrace home offers generous living space and a layout ideal for family life or first-time buyers looking for room to grow.

On entry, you're greeted by a sizable front lounge, perfect for cozy evenings or entertaining. This flows seamlessly into a second lounge of equal proportions, giving you the flexibility for a formal dining space, playroom, or home office. Beyond, the home opens up into a traditional kitchen diner, offering ample room for cooking and gathering, with character and practicality combined.

Upstairs, you'll find two well-sized bedrooms, ideal for restful retreats or flexible use, along with a family bathroom that features both a bathtub and separate shower — catering to both convenience and relaxation.

To the rear, the home boasts a long south-facing garden, ideal for sunseekers and gardeners alike. A real bonus is the presence of an outdoor WC and a brick-built shed, offering practical storage and utility options.

Located directly opposite a primary school, this home is ideally situated for families and offers easy access to local amenities while still providing a peaceful and community-friendly setting.





Total area: approx. 85.9 sq. metres (924.4 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**