



## 40 Victoria Street, Dinnington, Sheffield, South Yorkshire, S25 2SF

Offers In The Region Of £87,500

- MID TERRACED PROPERTY
- MODERN KITCHEN
- ENCLOSED REAR GARDEN
- IDEAL FOR FTB/INVESTOR
- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- POTENTIAL FOR OFF ROAD PARKING
- WELL PRESENTED ACCOMMODATION
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES

# 40 Victoria Street, Sheffield, South Yorkshire, S25 2SF

Andersons are delighted to bring to the open market this much loved and well presented two bedroom mid terrace home. Located close to the centre of Dinnington, the property is within walking distance of local schools, shops and amenities and just a short driving distance to motorway links. The property is ideal for either for first time buyers or investors and the property benefits from uPVC double glazing, gas fired central heating, an enclosed rear garden and potential off road parking.

The property briefly comprises; Lounge, Fitted Kitchen, First Floor Landing, Two Bedrooms and a Bathroom.



Council Tax Band: A



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## ACCOMMODATION

### GROUND FLOOR

#### LIVING ROOM

12'2" x 11'10"

A well presented living room which benefits from a front facing UPVC double glazed window, a composite entrance door, a central heating radiator and a feature fireplace.

#### KITCHEN

12'0" x 11'3"

Fitted with a comprehensive range of modern units above and below roll top work surfaces. Incorporated within is a single drainer stainless steel sink with mixer taps. There is space for a free standing cooker and space and plumbing for an automatic washing machine. There is also a central heating radiator, a rear facing exterior door, UPVC double glazed window, tiled splash backs and space for a bistro table. Stairs lead to the first floor and there is space below for a fridge freezer and has ample storage potential.

### FIRST FLOOR

#### LANDING

With access hatch to loft space.

#### BEDROOM ONE

12'0" x 9'11"

A well-proportioned bedroom which benefits from a central heating radiator and a front facing UPVC double glazed window.

#### BEDROOM TWO

8'11" x 8'0"

Having a built-in airing cupboard which houses the Worcester combination boiler, a central heating radiator and a rear facing UPVC double glazed window.

#### BATHROOM

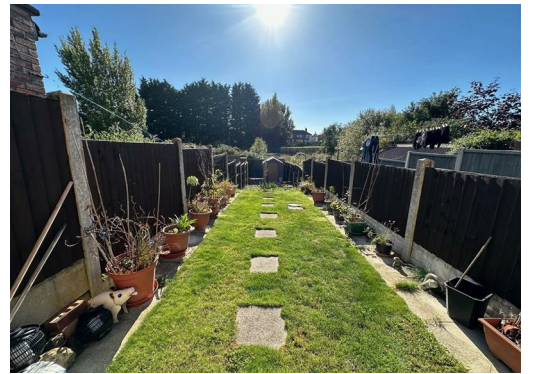
6'6" x 5'2"

Fitted with a white three piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with electric shower over. There are tiled walls, an extractor fan and a central heating radiator.

#### OUTSIDE

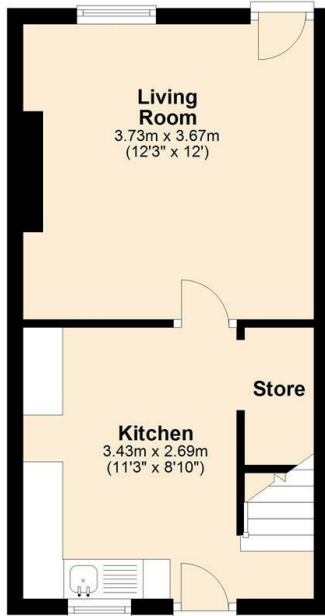
To the front of the property there is a forecourt garden behind a brick wall. To the rear is a delightful enclosed lawned garden with graveled area and timber shed. There is the possibility of creating gated off street parking, please contact the agent for more details.





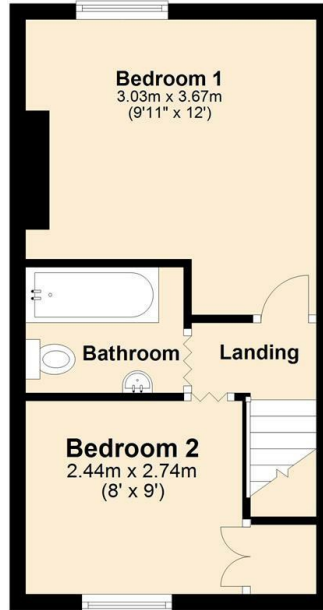
### Ground Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



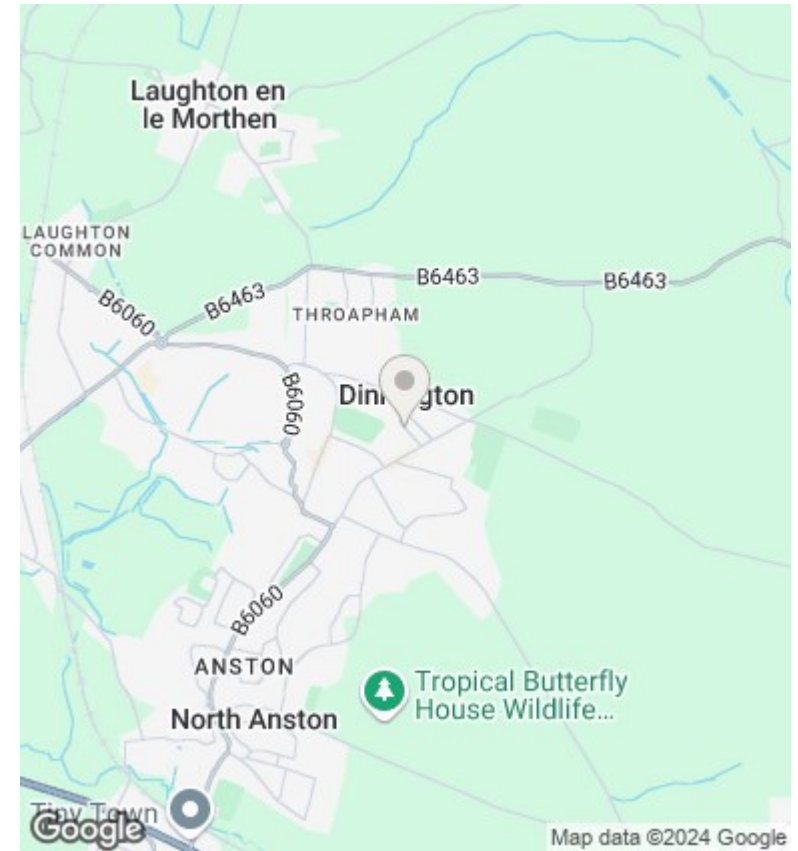
### First Floor

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Total area: approx. 53.2 sq. metres (573.0 sq. feet)

Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.  
Plan produced using PlanUp.



Council Tax Band: A

### Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	