



## 106 LORDENS HILL SHEFFIELD, S25 2QG

**£110,000**  
**FREEHOLD**

ATTENTION ALL FIRST TIME BUYER & INVESTORS, FOR SALE IS THIS MODERNISED TWO BEDROOM MID TERRACE HOME, SITUATED IN DINNINGTON, CLOSE TO WORKSOP, SHEFFIELD, ROTHERHAM & DONCASTER.

This property features a front-facing sitting room that can double as a dining area, a spacious living room with a media wall, and a well-equipped breakfast kitchen with modern appliances and access to the rear garden. Upstairs, there is a large master bedroom with fitted wardrobes, a second double bedroom, and a luxurious family bathroom with a walk-in shower and sunken bath. The property benefits from UPVC double glazing and central heating throughout. Outside, there is a low-maintenance front garden and a rear pebbled garden with a shed, outdoor lighting, and a water tap.

**Kendra  
Jacob**

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# 106 LORDENS HILL

- WELL PRESENTED & MODERNISED MID TERRACE HOME
- SITUATED IN DINNINGTON, CLOSE TO LOCAL SCHOOLS & AMENITIES
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- STUNNING LUXURY FOUR PIECE BATHROOM SUITE
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- WALLED FRONT GARDEN
- ON STREET PARKING
- CLOSE TO SHEFFIELD, ROTHERHAM, DONCASTER & WORKSOP



## SITTING ROOM

A front-facing, newly fitted UPVC double-glazed entrance door leads into the sitting room, which could also be used as a dining area. The room features a front-facing UPVC double-glazed window, coving to the ceiling, a central heating radiator, a spacious under-stairs storage cupboard, and laminated wood flooring.

## LIVING ROOM

A generously proportioned living room with a UPVC double-glazed window, a media wall, and a central heating radiator.

## BREAKFAST KITCHEN

Featuring a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink unit with a mixer tap and a breakfast bar. There are freestanding appliances, including a range-style cooker with an electric extractor fan above, a fridge freezer, plumbing for a washing machine, space for a tumble dryer, and plumbing for dishwasher. A side-facing, newly fitted UPVC double-glazed window, and a side entrance door lead out into the rear garden. The kitchen also includes laminate click flooring and a central heating radiator.

## FIRST FLOOR LANDING

Having doors giving access to two double bedrooms and the family bathroom

## MASTER BEDROOM

A spacious master bedroom with a front-facing UPVC double-glazed window, a central heating radiator, and fitted wardrobes along one wall.

## BEDROOM TWO

A generously sized second double bedroom with a rear-facing UPVC double-glazed window and a central heating radiator.

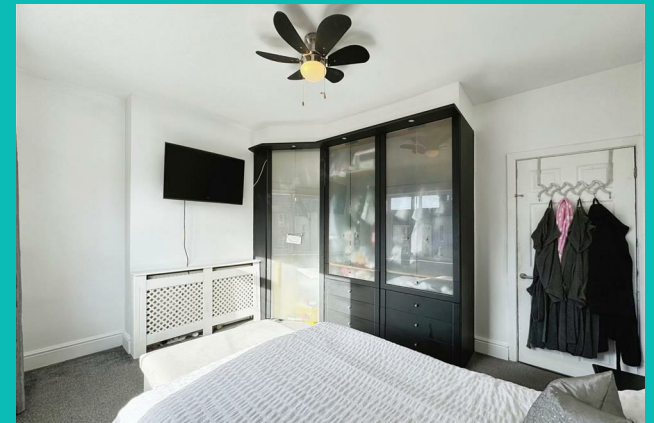
## FAMILY BATHROOM

A luxurious four-piece suite in white, comprising a sunken bath with a shower mixer tap, a walk-in shower unit, a vanity hand wash basin, and a low-flush WC. The room is part-tiled, with laminate-effect vinyl flooring, a towel central heating radiator, ceiling downlights, and a storage cupboard housing the wall-mounted combination central heating boiler. A rear-facing UPVC double-glazed window completes the space.

## OUTSIDE

The front of the property boasts a low-maintenance walled garden. To the rear, there is a low-maintenance pebbled garden with a garden shed, outdoor lighting, and a water tap.

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### ADDITIONAL INFORMATION

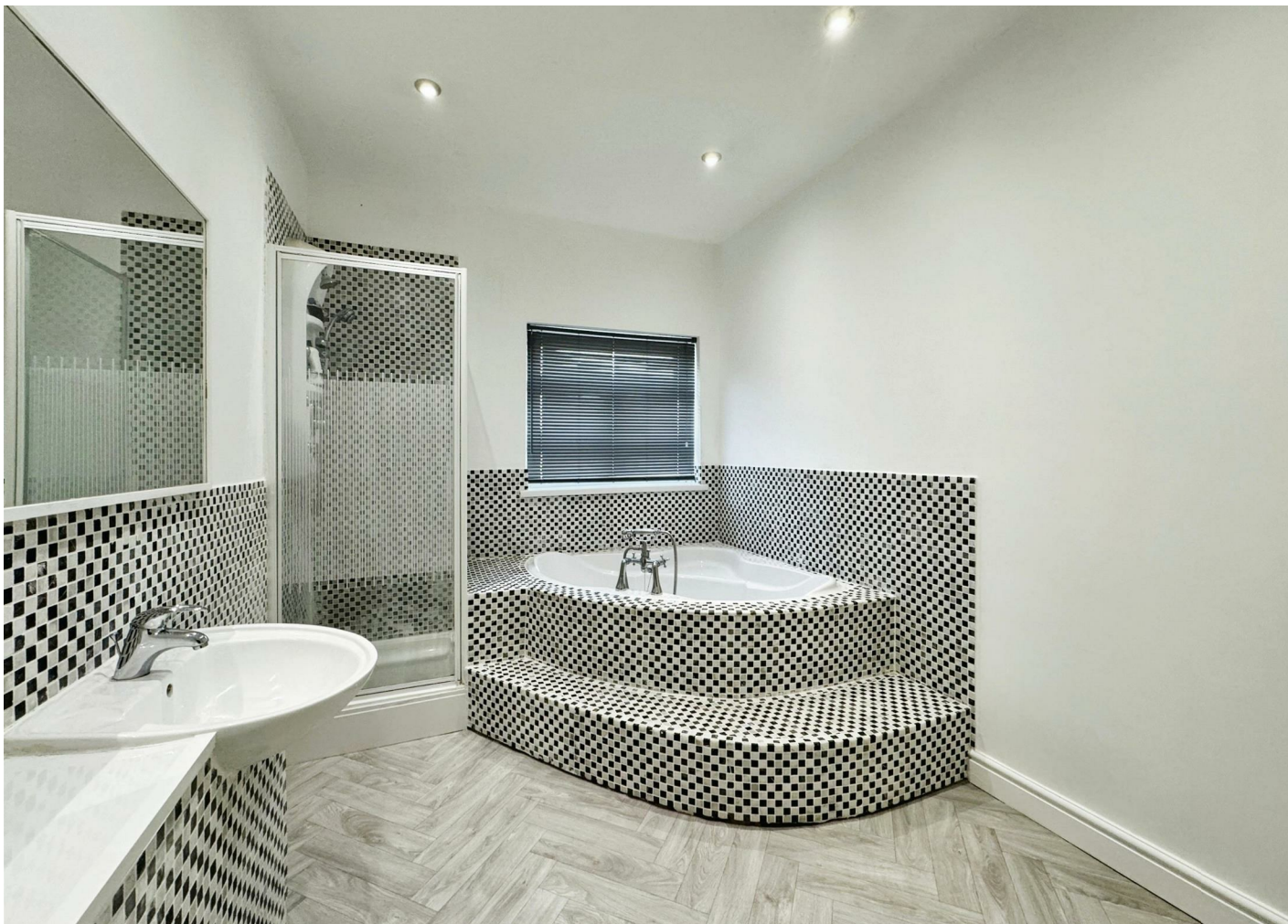
**Local Authority** – A

**Council Tax** – Band

**Viewings** – By Appointment Only

**Floor Area** – 908.90 sq ft

**Tenure** – Freehold





Total area: approx. 84.4 sq. metres (908.9 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. \_  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	85
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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