



**Heritage Court Rotherham Road, Dinnington Sheffield S25 3SA**

**welcome to**

**Heritage Court Rotherham Road, Dinnington Sheffield**

Perfect purchase for an investor landlord or first time buyer. Offered for sale with no upward chain. One bedroom upper floor flat. \*\*\* PRICE £80,000  
\*\*\*



### **Entrance Hall**

Entrance door opening up into hallway with electric storage heater and two storage cupboards.

### **Lounge**

17' 6" x 10' 5" ( 5.33m x 3.17m )

Spacious lounge with electric storage heater. Double glazed french doors leading onto balcony with glass balustrade.

### **Kitchen**

8' 3" x 6' 5" ( 2.51m x 1.96m )

Modern fitted kitchen with a range of wall and base units, worksurfaces incorporating stainless steel sink and drainer. Integrated appliances include under counter fridge and dishwasher, electric oven and hob. Plumbing for washing machine. Spotlights to ceiling and rear facing double glazed window.

### **Bedroom One**

13' x 12' 4" ( 3.96m x 3.76m )

Rear facing double glazed window and electric storage heater.

### **Bathroom**

Three piece suite comprising low flush WC, wash hand basin and panelled bath with mixer shower. Partial tiling to walls and electric storage heater.

### **Outside Space**

Gated entrance and one allocated parking space.



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## Heritage Court Rotherham Road, Dinnington Sheffield

- ONE BEDROOM FLAT
- NO UPWARD CHAIN
- ALLOCATED PARKING SPACE
- GREAT FOR INVESTORS OR FIRST TIME BUYER
- Council Tax Band - A

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £80,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DGT106985 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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