









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

19' 6" x 10' 6" (5.94m x 3.20m)

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

Kitchen

7' 5" x 8' 9" (2.26m x 2.67m)

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.

Bedroom One

18' x 8' 8" (5.49m x 2.64m)

Front 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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- ALLOCATED PARKING SPACE
- NO UPWARD CHAIN
- PRICE £80,000

Tenure: Leasehold EPC Rating: C

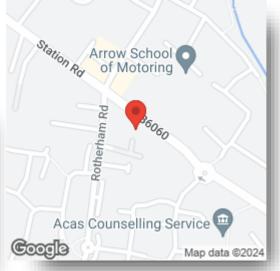
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£80,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT106986



Property Ref: DGT106986 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the



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