



Heritage Court Rotherham Road, Dinnington Sheffield S25 3SA

welcome to

Heritage Court Rotherham Road, Dinnington Sheffield

**** CASH BUYERS ONLY **** Perfect purchase for an investor landlord or first time buyer. Offered for sale with no upward chain. One bedroom upper floor flat. ***** PRICE £70,000 *****

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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- GREAT FOR INVESTOR OR FIRST TIME BUYER
- ALLOCATED PARKING SPACE
- NO UPWARD CHAIN
- ** CASH BUYERS ONLY **
-

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.

£70,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DGT106986](https://www.williamhbrown.co.uk/Property/DGT106986)



Property Ref:
DGT106986 - 0007

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 or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and 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 reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content 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 property and other important matters before exchange of contracts.

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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