



Lordens Hill, Dinnington Sheffield S25 2QF

welcome to

Lordens Hill, Dinnington Sheffield

****AVAILABLE TO PURCHASE WITH NO UPWARD CHAIN** WELL MAINTAINED THREE BED DETACHED HOME** Located in a popular area of Dinnington close to AMENITIES together with SCHOOLS and TRANSPORT LINKS.**



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Carpet flooring, central heating radiator, front facing double glazed window, storage cupboard and front facing double glazed UPVC entrance door.

Cloakroom

Vinyl flooring, low flush WC and wash hand basin.

Lounge Diner

25' 10" x 10' 10" (7.87m x 3.30m)

Carpet flooring, two central heating radiators, front facing double glazed window and rear double glazed patio doors.

Kitchen

11' 7" x 9' 3" (3.53m x 2.82m)

Fitted kitchen with range of wall and base units incorporating stainless steel sink and drainer, fitted electric oven, gas hob, plumbing for washing machine, plumbing for dishwasher and space for fridge freezer. Central heating radiator, rear facing double glazed window & spotlights to the ceiling.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring and access to the loft.

Bedroom One

10' 4" x 12' 8" (3.15m x 3.86m)

Carpet flooring, central heating radiator and rear facing double glazed window.

Bedroom Two

11' 10" x 11' 2" (3.61m x 3.40m)

Carpet flooring, central heating radiator and front facing double glazed window.

Bedroom Three

11' 4" x 9' 2" (3.45m x 2.79m)

Carpet flooring, central heating radiator and front facing double glazed window.

Bathroom

Three piece suite comprising low flush WC, paneled bath with mains shower over and wash hand basin. Vinyl flooring, partial wall tiling, central heating radiator, spotlights to the ceiling and side facing double glazed window.

Outside Space

To the front of the property is a low maintenance artificial turf area and driveway for 2/3 cars leading down the side of the property. To the rear is a patio seating area, decked seating area and a lawn garden with pebbled borders.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ****THREE BED DETACHED HOME****
- ****NO CHAIN****

Tenure: Freehold EPC Rating: C

guide price

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107084 - 0003

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.

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