



Rotherham Road, Dinnington Sheffield S25 3RG

welcome to

Rotherham Road, Dinnington Sheffield

- TWO BEDROOM MID TERRACED HOUSE WITH GARDEN
- LOUNGE, DINING ROOM, KITCHEN, PORCH
- TWO DOUBLE BEDROOMS AND BATHROOM
- GARDEN TO THE REAR
- NO CHAIN

Tenure: Freehold EPC Rating: E

£125,000

view this property online williamhbrown.co.uk/Property/DGT107083



Property Ref:

DGT107083 - 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 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.

Lounge

12' 3" x 12' 1" (3.73m x 3.68m)
Front facing double glazed UPVC sliding door leading into lounge with wall mounted electric fire.

Kitchen

24' 9" x 12' 1" (7.54m x 3.68m)
Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating sink and drainer. Electric oven and hob with further space for fridge/freezer and plumbing for washing machine. Laminate flooring throughout, rear facing double glazed window and central heating radiator. Door to rear porch.

Stairs And Landing

Stairs from the kitchen rising to first floor with central heating radiator.

Bedroom One

12' 4" x 12' 1" (3.76m x 3.68m)
Front facing double glazed window and central heating radiator.

Bedroom Two

12' 2" x 7' 8" (3.71m x 2.34m)
Rear facing double glazed window and central heating radiator.

Bathroom

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with mains fed shower over. Tiled flooring, rear facing double glazed window and central heating radiator.

radiator.

Attic Space

Front and rear facing Velux windows.

Outside Space

Lawned garden to the rear.



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