



Euston Way, Dinnington Sheffield S25 3RS

welcome to

Euston Way, Dinnington Sheffield

HEY! ..ALL YOU FIRST TIME BUYERS OUT THERE....don't miss out on this exceptionally well presented two bedroom semi detached house with parking. Make this your ideal starter home. Would also be of interest to investors seeking a long term let. NO UPWARD CHAIN SO VIEW EARLY. .



Entrance Porch

Composite entrance door, side facing double glazed window, radiator and further door to the open plan lounge.

Lounge

14' x 12' maximum (4.27m x 3.66m maximum)
Tastefully decorated lounge of open plan design with staircase rising to first floor. Front facing double glazed window and laminate flooring.

Inner Lobby

Leading to a walk in storage cupboard and the cloakroom/WC

Wc

Comprising low flush WC, vanity hand basin, radiator and double glazed window.

Kitchen

7' x 12' (2.13m x 3.66m)
Featuring a range of base and wall units set above and below worksurfaces with inset sink and drainer. Double glazed window above. Integrated electric oven and gas hob with extractor over. THE FRIDGE/FREEZER AND WASHING MACHINE MAY BE INCLUDED DEPENDING ON THE LEVEL OF OFFER RECEIVED. Wall mounted central heating boiler, central heating radiator and double glazed French doors open out to the garden.

First Floor

Landing having central heating radiator.

Bedroom One

8' x 12' into recess (2.44m x 3.66m into recess)
Main room having a double glazed window to the front elevation. Built in cupboard, access to the loft space and central heating radiator.

Bedroom Two

9' x 9' 10" to front of wardrobes (2.74m x 3.00m to front of wardrobes)
rear facing room with double glazed window and a range of built in wardrobes to one wall. Central

heating radiator and a further storage cupboard.

Bathroom

Comprises panelled bath with electric shower over, low flush WC, pedestal hand wash basin, radiator and partial tiling to the walls. Double glazed window.

Exterior

Open plan frontage and a drive to the side allowing ample parking whilst to the rear is an enclosed lawned garden with pave patio area.



view this property online williamhbrown.co.uk/Property/DGT107130



welcome to

Euston Way, Dinnington Sheffield

- TWO BEDROOM SEMI DETACHED HOUSE WITH PARKING
- OPEN PLAN LOUNGE, KITCHEN, TWO BEDROOMS AND BATHROOM
- IDEAL STARTER HOME WITH NO UPWARD CHAIN
- VIEWING ESSENTIAL
- Council tax band B

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

£150,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/DGT107130](https://www.williambrown.co.uk/Property/DGT107130)



Property Ref:
DGT107130 - 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.

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.



william h brown



01909 568811



dinnington@williambrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



[williambrown.co.uk](https://www.williambrown.co.uk)