





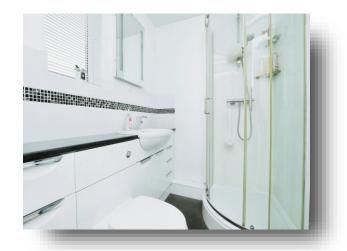




# welcome to

# **Borrowdale Crescent, Dinnington Sheffield**

One bedroom townhouse house ideal first time buyer or investment purchase. AVAILABLE TO BUY WITH A SITTING TENANT.













## Lounge/Kitchen

Double glazed front entrance door leads into the lounge area with double glazed window to the front elevation. two central heating radiators. KITCHEN AREA

Having a range of base and wall units with circular sink and drainer, plumbing for washing machine and space for fridge. Electric hob & oven with extractor. Double glazed window.

#### **Mezzanine Bedroom**

11' x 12' ( 3.35m x 3.66m )

Stairs rise from the lounge to a mezzanine level housing the bed an d having a skylight window and radiator.

#### **Shower Room**

Comprising shower, vanity hand wash basin set in back to wall furniture, low flush WC. Heated towel rail.

#### **Exterior**

The property stands in enclosed gardens of generous size and has a garage.

## **Detached Garage**

Having power and lighting





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# **Borrowdale Crescent, Dinnington Sheffield**

- ONE BEDROOM TOWNHOUSE WITH GARAGE
- GENEROUS PLOT WITH ENCLOSED GARDENS
- EXCELLENT LOCATION
- FOR SALE WITH SITTING TENANT

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Tenure: Freehold EPC Rating: C

guide price

£110,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107133



Property Ref: DGT107133 - 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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