



**Heritage Court Rotherham Road, Dinnington Sheffield S25 3SA**

**welcome to**

**Heritage Court Rotherham Road, Dinnington Sheffield**

**\*\* CASH BUYERS ONLY \*\***Two double bedroom apartment for sale with NO CHAIN. Ideal investment opportunity. Accommodation briefly comprises entrance hall, lounge, kitchen, two bedrooms and bathroom. Gated entrance and one allocated parking space. Close to local amenities together with transport links.



### **Entrance Hall**

Entrance door leading into hallway having cupboard housing boiler.

### **Lounge**

17' x 13' Into doorway ( 5.18m x 3.96m Into doorway )  
Spacious lounge having electric wall mounted heater and double glazed french doors leading onto balcony.

### **Kitchen**

8' x 7' ( 2.44m x 2.13m )  
Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel circular sink with double glazed window above. Integrated undercounter fridge, electric oven and hob with cookerhood over.

### **Bedroom One**

15' x 8' 10" ( 4.57m x 2.69m )  
Double glazed window and electric wall mounted heater.

### **Bedroom Two**

8' 10" x 12' Into doorway ( 2.69m x 3.66m Into doorway )  
Walk in storage cupboard. Double glazed window and electric wall mounted heater.

### **Bathroom**

Three piece suite comprising low flush wc, pedestal wash hand basin and paneled bath with shower over. Partial tiling to walls.

### **Outside Space**

Gated entrance and one allocated parking space.



**view this property online** [williamhbrown.co.uk/Property/DGT107179](http://williamhbrown.co.uk/Property/DGT107179)



welcome to

## Heritage Court Rotherham Road, Dinnington Sheffield

- \*\* CASH BUYERS ONLY \*\*
- FIRST FLOOR
- NO UPWARD CHAIN
- GATED ENTRANCE
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: D

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.

offers in excess of

**£80,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DGT107179](http://williamhbrown.co.uk/Property/DGT107179)



Property Ref:  
DGT107179 - 0005

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@williamhbrown.co.uk](mailto:dinnington@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)