



**Lordens Hill, Dinnington Sheffield S25 2QG**

**welcome to**

**Lordens Hill, Dinnington Sheffield**

LOOKING FOR YOUR FIRST HOME? OR MAYBE AN INVESTMENT? This TWO bedroom MID TERRACED property is ready to move straight into with MODERN KITCHEN and REAR GARDEN. Close to schools, local amenities & transport links. **\*\*PRICE £100,000\*\***



### **Entrance Hall**

Laminate flooring, central heating radiator, storage cupboard and front facing double glazed composite door.

### **Lounge**

13' 3" Into bay x 14' 2" To side of chimney ( 4.04m Into bay x 4.32m To side of chimney )  
Carpet flooring, front facing double glazed bay window and central heating radiator.

### **Dining Room**

12' 3" x 14' 2" To side of chimney ( 3.73m x 4.32m To side of chimney )  
Laminate flooring, central heating radiator, rear facing double glazed window and stairs rising to first floor.

### **Kitchen**

11' 10" x 8' 2" ( 3.61m x 2.49m )  
Modern fitted shaker kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer, electric oven, electric hob, space for fridge freezer and plumbing for washing machine. Laminate flooring, cupboard housing combi boiler, side facing double glazed window and side facing double glazed composite door.

### **Stairs And Landing**

Stairs rising to first floor accommodation with carpet flooring, central heating radiator and access to the loft.

### **Bedroom One**

11' 3" x 14' 1" Into recess ( 3.43m x 4.29m Into recess )  
Carpet flooring, central heating radiator and front facing double glazed window.

### **Bedroom Two**

12' 2" x 11' 2" Into recess ( 3.71m x 3.40m Into recess )  
Carpet flooring, central heating radiator, storage cupboard and rear facing double glazed window.

### **Bathroom**

Four piece suite comprising low flush WC, wash hand basin, paneled bath and shower cubicle powered by combi boiler. Tiled flooring, partial wall tiling and rear facing double glazed window.

### **Outside Space**

To the rear of the property is a patio seating area, lawned garden and two storage outbuildings.



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## Lordens Hill, Dinnington Sheffield

- TWO BED MID TERRACED
- MODERN KITCHEN
- WELL PRESENTED THROUGHOUT
- OUTBUILDINGS
- CLOSE TO AMENITIES & SCHOOLS

Tenure: Freehold EPC Rating: C

# £100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107143 - 0002

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