



**Euston Way, Dinnington Sheffield S25 3RS**

**welcome to**

**Euston Way, Dinnington Sheffield**

PRICED TO REFLECT THE NEED FOR UPGRADING. ONE TO PUT YOUR OWN STAMP ON AND A GREAT OPPORTUNITY FOR INVESTORS. Similar properties in this area market for around £180,000. You will need to invest some time and money to bring this property back to standard. DON'T BE PUT OFF.....VIEW NOW!



### **Entrance Hall**

Carpet flooring, central heating radiator and front facing double glazed door.

### **Cloakroom**

Carpet flooring, low flush WC and wash hand basin. Central heating radiator, front facing double glazed window and wall mounted combi boiler.

### **Lounge**

11' 6" x 14' 9" ( 3.51m x 4.50m )

Carpet flooring, rear facing double glazed window, rear facing double glazed patio doors, central heating radiator, electric fire and storage cupboard.

### **Kitchen**

13' 9" x 11' 8" ( 4.19m x 3.56m )

Fitted kitchen with a range of wall and base units set above and below work surfaces incorporating stainless steel sink and drainer, built in electric oven, gas hob, space for fridge freezer and plumbing for washing machine. Oak flooring, central heating radiator and front facing double glazed window.

### **Stairs And Landing**

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

### **Bedroom One**

9' 11" x 14' 8" ( 3.02m x 4.47m )

Carpet flooring, central heating radiator, two front facing double glazed windows and airing cupboard housing water tank.

### **Bedroom Two**

9' 8" x 8' 1" ( 2.95m x 2.46m )

Carpet flooring, central heating radiator and rear facing double glazed window.

### **Bedroom Three**

6' 8" x 6' 5" ( 2.03m x 1.96m )

Laminate flooring, central heating radiator and rear facing double glazed window.

### **Bathroom**

Three piece suite comprising low flush WC, wash hand basin and paneled bath with electric shower over. Partial wall tiling, central heating radiator, carpet flooring and side facing double glazed window.

### **Outside Space**

To the front of the property is a lawned garden, to the rear of the property is a patio seating area, lawned garden and driveway providing off road parking.



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## Euston Way, Dinnington Sheffield

- THREE BEDROOM SEMI DETACHED HOUSE
- REQUIRES UPGRADING
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- \*\*\*PRICE - £150,000\*\*\*

Tenure: Freehold EPC Rating: Awaited

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107213 - 0004

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