









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***

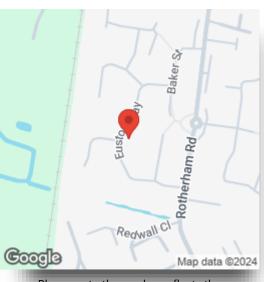
Tenure: Freehold EPC Rating: Awaited

£150,000









Please note the marker reflects the postcode not the actual property





Property Ref: DGT107213 - 0004 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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