









# welcome to

# **Rotherham Road, Dinnington Sheffield**

LOOKING TO GET ONTO THE PROPERTY LADDER? OR LOOKING TO UPSIZE? This three bedroom town house offers versatile accommodation over three floors with off road parking and enclosed rear garden. \*\*\*OFFERS OVER £190,000\*\*\*













#### **Entrance Hall**

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

#### Cloakroom

Vinyl flooring, low flush WC, wash hand basin, shower cubicle powered from mains and central heating radiator.

#### **Storage Room**

14' 7" x 8' 8" ( 4.45m x 2.64m )
Garage conversion with carpet flooring.

#### **Bedroom Three**

7' 8" x 8' 10" ( 2.34m x 2.69m ) Carpet flooring, central heating radiator and rear facing double glazed window.

#### **Utility Room**

7' 8" x 6' (2.34m x 1.83m)

Fitted wood units incorporating stainless steel sink and drainer, plumbing for washing machine and wall mounted boiler. Vinyl flooring, central heating radiator and rear facing double glazed door to conservatory.

#### Conservatory

7' 8" x 11' 2" ( 2.34m x 3.40m )

Brick and UPVC constructed conservatory with tiled flooring and rear facing double glazed patio door.

### **Stairs And Landing**

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

### Lounge

15' 6" Into recess x 15' 4" ( 4.72m Into recess x 4.67m ) Carpet flooring, two central heating radiators, front facing double glazed window, electric fire and front facing double glazed juliet balcony.

### Kitchen Diner

12' 10" x 15' 4" ( 3.91m x 4.67m ) Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer, electric oven, gas hob and space for under counter fridge freezer. Laminate and carpet flooring, central heating radiator and two rear facing double glazed windows.

#### **Bedroom One**

12' 10" Into recess x 15' 4" ( 3.91m Into recess x 4.67m ) Carpet flooring, two front facing double glazed windows, central heating radiators and fitted wardrobes.

#### **En Suite**

Three piece suite comprising low flush WC, wash hand basin and paneled bath. Vinyl flooring, central heating radiator and partial wall tiling.

#### **Bedroom Two**

11' 1" Into recess x 12' 11" Into recess ( 3.38m Into recess x 3.94m Into recess )

Laminate flooring, two rear facing double glazed windows, central heating radiator, fitted wardrobes and cupboard housing water tank.

#### **En Suite**

Three piece suite comprising low flush WC, wash hand basin and shower cubicle powered by mains. Laminate flooring, central heating radiator and partial wall tiling.

### **Outside Space**

To the front of the property is a driveway for two cars and whilst the rear offers a patio seating area and a lawned garden.





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# **Rotherham Road, Dinnington Sheffield**

- THREE BEDROOM TOWN HOUSE
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- UTILITY ROOM
- VERSATILE ACCOMMODATION

Tenure: Freehold EPC Rating: C

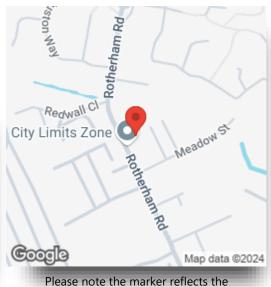
offers over

£190,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/DGT107251



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