



**Laughton Road, Dinnington Sheffield S25 2PQ**



**welcome to**

**Laughton Road, Dinnington Sheffield**

LOOKING FOR SOMETHING QUIRKY? This stone built character cottage retains many features in keeping with the age of the property and is ready for you to make your own. HAVING THREE ATTACHED OUTBUILDINGS PRIME FOR RENOVATION. The cottage is within close proximity of the village centre.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Side Entrance Porch

Having double glazed door and window.

### Lounge

18' 1" x 14' 9" ( 5.51m x 4.50m )

Featuring an open tread staircase rising to first floor. Two central heating radiators, front facing double glazed window. Timber beams to the ceiling.

### Dining Room

11' 2" x 15' 1" ( 3.40m x 4.60m )

Having a continuation of the timber beams to the ceiling , brick fireplace, central heating radiator and double glazed windows to front and rear aspect.

### Kitchen

10' to doorway x 13' 10" ( 3.05m to doorway x 4.22m )  
Currently comprising of base and wall units with inset stainless steel sink and drainer. Walk in pantry for storage,. The main focal point of the kitchen being the Aga range oven. Double glazed window.

### Landing And First Floor Rooms

Central heating radiator to the landing.

### Bedroom One

15' 1" x 15' 3" ( 4.60m x 4.65m )

Main bedroom with double glazed windows to front and side elevations. Central heating radiator.

### Bedroom Two

12' 4" x 11' 8" ( 3.76m x 3.56m )

With built in storage cupboard. Central heating radiator and double glazed window.

### Bedroom Three

6' 9" x 7' ( 2.06m x 2.13m )

Having double glazed window and central heating radiator.

### Bathroom

Comprises of bath with electric shower over, low flush WC, pedestal hand wash basin, partial tiling to the walls, radiator and airing cupboard.

### Exterior

Small walled garden to the front with a variety of mature plants and shrubs. To the side and extending around to the rear is a walled courtyard with paved patio area.

### Outbuildings

There are three attached outbuildings of generous size. One having plumbing. The outbuildings offer great potential to renovate to either extend the existing cottage or for an additional dwelling. (subject to planning consents).



**view this property online** [williamhbrown.co.uk/Property/DGT104589](http://williamhbrown.co.uk/Property/DGT104589)



welcome to

## Laughton Road, Dinnington Sheffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CHARACTER COTTAGE WITH ATTACHED OUTBUILDINGS FOR RE-DEVELOPMENT
- WITHIN WALKING DISTANCE OF THE VILLAGE CENTRE

Tenure: Freehold EPC Rating: F

guide price

**£320,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/DGT104589](https://www.williambrown.co.uk/Property/DGT104589)



Property Ref:  
DGT104589 - 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@williambrown.co.uk](mailto:dinnington@williambrown.co.uk)



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



**[williambrown.co.uk](https://www.williambrown.co.uk)**