



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

**welcome to**

**Laughton Road, Dinnington Sheffield**

FOR SALE BY TRADITIONAL AUCTION - CALL US ON 01909568811 FOR MORE DETAILS..



## 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.

## Side Entrance Porch

Having double glazed door and window.

## 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).

## Important Information

### Important Notice:

For each Lot, a contract documentation fee of £1800 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

\*\*PLEASE CONTACT THE AUCTIONEERS AT [LeedsAuctions@williamhbrown.co.uk](mailto:LeedsAuctions@williamhbrown.co.uk) TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU\*\*

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Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.



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welcome to

## Laughton Road, Dinnington Sheffield

- CHARACTER COTTAGE WITH ATTACHED OUTBUILDINGS FOR RE-DEVELOPMENT
- WITHIN WALKING DISTANCE OF THE VILLAGE CENTRE
- RETAINING MANY ORIGINAL FEATURES
- REQUIRES SOME MODERNISATION
- \*\*\*FOR SALE BY AUCTION\*\*\*

Tenure: Freehold EPC Rating: F

Council Tax Band: D

guide price

**£250,000**



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Property Ref:

DGT104589 - 0015

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Please note the marker reflects the postcode not the actual property

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