









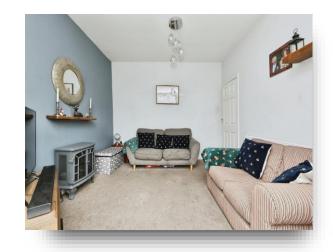
## welcome to

# **Lidgett Lane, Dinnington Sheffield**

LOOKING FOR YOUR FIRST HOME? Three bedroom mid terraced property READY TO MOVE INTO located in the heart of Dinnington. Call now to arrange a viewing! \*\*\*PRICE - £140,000\*\*\*













#### **Entrance Hall**

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

#### Lounge

14' 4" Into Bay x 11' (4.37m Into Bay x 3.35m) Carpet flooring, central heating radiator and front facing double glazed bay window.

#### **Dining Room**

12' 2" x 14' 9" ( 3.71m x 4.50m )

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

#### **Kitchen**

14' 1" x 8' 1" ( 4.29m x 2.46m )

Fitted shaker kitchen with a range of wall and base units incorporating stainless steel sink and drainer, electric oven, gas hob, space for fridge freezer, plumbing for washing machine and wall mounted combi boiler. Tiled flooring, side facing double glazed window and rear facing double glazed UPVC door.

### **Stairs And Landing**

Stairs rising to first floor accommodation with carpet flooring and central heating radiator.

#### **Bedroom One**

11' 2" x 14' 9" ( 3.40m x 4.50m )

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

#### **Bedroom Two**

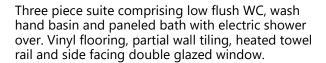
12' 2" x 11' 8" Into recess ( 3.71m x 3.56m Into recess ) Carpet flooring, central heating radiator, storage cupboard and rear facing double glazed window.

#### **Bedroom Three**

7' 7" x 8' 2" ( 2.31m x 2.49m )

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

#### **Bathroom**



#### **Outside Space**

To the front of the property is a yard area with bushes in border whilst to the rear is a patio seating area, decked seating area and lawned garden with pebbled borders.





### welcome to

## **Lidgett Lane, Dinnington Sheffield**

- PERFECT FOR FIRST TIME BUYERS.
- THREE BEDROOM MID TERRACED
- READY TO MOVE INTO
- CLOSE TO AMENITIES & TRANSPORT LINKS
- \*\*\*PRICE £140,000\*\*\*

Tenure: Freehold EPC Rating: D

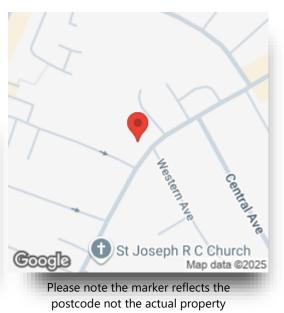
Council Tax Band: A

# £140,000





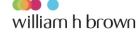




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Property Ref: DGT107642 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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