

**FOR SALE**



**Rotherham Road, Dinnington**  
**Asking Price Of £110,000**

  
**MARTIN&CO**





## Rotherham Road, Dinnington

2 Bedrooms, 1 Bathroom

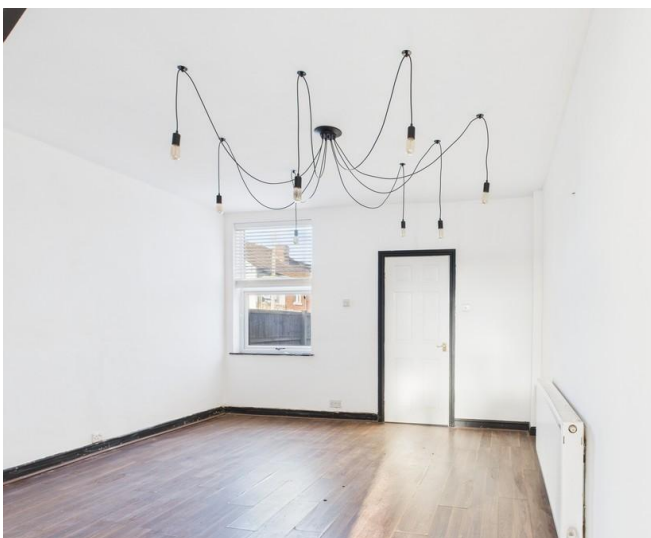
Asking Price Of £110,000

- End terrace
- Two double bedrooms
- No chain
- Two reception rooms
- Garden

This two-bedroom end-terrace is a great option for anyone looking for a well-placed home with no onward chain. Positioned on Rotherham Road in Dinnington, it offers convenient access to local shops, transport links, and amenities, making daily life that bit easier. With two reception rooms, a separate kitchen, and a utility room, there's a good amount of space to work with, while the first floor offers two generously sized bedrooms and a four-piece bathroom. Outside, there are garden areas to both the front and rear.

The lounge is a comfortable space, featuring a fireplace as a focal point, ideal for relaxing at the end of the day. The separate dining room provides a great additional living area, whether used for entertaining, family meals, or even a home office setup. A spindled staircase leads from here up to the first-floor landing, giving the home a traditional feel. The kitchen is fitted with a range of white wall and base units, providing plenty of storage and workspace, while the adjoining utility room adds extra practicality, keeping laundry and household tasks separate from the main living areas.

Upstairs, both bedrooms are well-proportioned doubles, making them ideal for a variety of needs, whether that's family living, shared accommodation, or even a guest room and home office setup. The family bathroom is fitted with a white four-piece suite,



including a bath and a separate shower, offering flexibility for different preferences. Externally, the front garden provides a welcoming entrance to the home, while the rear garden offers some outdoor space to enjoy. The property is well located, with local amenities within easy reach. Dinnington town centre is just a short distance away, offering a range of shops, supermarkets, and services, including Tesco and Aldi for everyday shopping. There are also good transport links, with regular bus services and easy access to the M1 and A57 for commuting to Rotherham, Sheffield, or Worksop. Families will appreciate the nearby schools, such as Dinnington High School and Laughton Junior and Infant School, adding to the property's appeal. With no onward chain, this home is ready for a buyer looking for a straightforward move. Its well-balanced layout, convenient location, and good local amenities make it an attractive option for a range of buyers.

**LOUNGE** With feature fire surround housing the

electric fire, laminate flooring , front facing bay window and front facing entrance door.

**DINING ROOM** With laminate flooring. spindled staircase rising to the first floor landing and rear facing window.

**KITCHEN** With a range of fitted wall and base units in white. Base units are set beneath contrasting worktops which include a single bowl sink. oven, hob, extractor hood, tiled splash backs, tiled floor, downlights to ceiling and side facing window.

**UTILITY ROOM** With worktop and plumbing for washing machine.

**LANDING**

**BEDROOM ONE** A double size room with front facing window.

**BEDROOM TWO** A double size room with rear facing



window.

**BATHROOM** Having a white four piece suite which comprises of a low flush w.c, wash hand basin, bath, shower cubicle, tiled splash backs, side and rear facing windows.

**OUTSIDE** To the front is a low maintenance garden. To the rear is an enclosed garden with lawn with lawn and pebbled area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		









## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

**01709 544982**

<http://www.martinco.com>

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