



35 Euston Way, Dinnington, Sheffield, S25 3RS

**£850 Per Calendar Month**

AVAILABLE NOW is this lovely, three bedroom, semi-detached house with a small front garden, private rear garden with off road parking for one to two cars! In brief, the property comprises of an entrance hallway, downstairs WC, kitchen/dining room and lounge located on the ground floor. On the first floor, is two double bedrooms, one single bedroom and the family bathroom.

Call Merryweathers today to arrange your viewing!

## Hallway

Entrance hallway providing access to:-

## Downstairs WC



With wash basin and radiator.

## Kitchen/Dining Room



Is decorated neutrally with integrated oven and four ring electric hob.

## Lounge



Located via the kitchen/dining room provides access to the private rear garden through French patio doors. With feature wall and built in storage cupboard.

## Landing



Carpeted first floor landing providing access to:-

### Bedroom One



Is the main, double bedroom, with built in storage cupboard, feature wallpaper, radiator and two double glazed windows.

### Bedroom Two



A rear facing, double bedroom, neutrally decorated with carpet, radiator and double glazing window.

### Bedroom Three



Is a rear facing, single bedroom with feature wall, radiator and double glazing window.

### Family Bathroom



Consists of a white, three piece suite:- WC, wash basin and bath with an over the bath shower and heated towel rail.

## External



To the rear, is a good-sized lawn garden with a patio area. With access via a side gate, to the side where you will find off road parking for one to two cars.

### Tenancy Information

Rent: £850

Bond: £980

Holding Deposit: £196

EPC Rating: C

Council Tax Band: B

Property Type: Semi-Detached House

Parking Type: Off Street Parking

Construction Type: Brick

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building safety: N/A

Restrictions: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

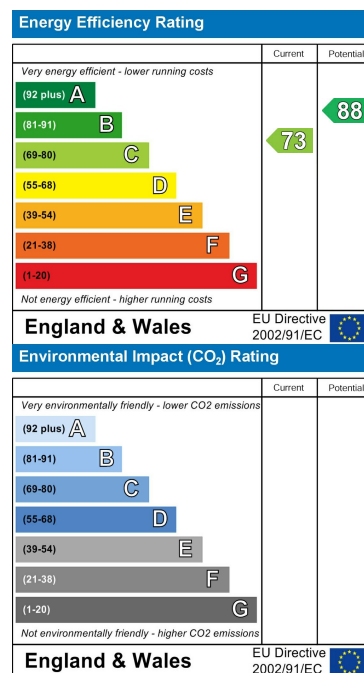
- Large Lounge
- Downstairs WC
- Neutrally Decorated Throughout
- Three Bedrooms
- Private Rear Garden
- Off Street Parking



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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