





Silverdales,Dinnington Sheffield S25 2RT

william h brown

welcome to

Silverdales, Dinnington Sheffield

LOOKING FOR YOUR FIRST PROPERTY OR AN INVESTMENT? Modern TWO bedroom end terraced property in the popular residential area of Dinnington with OFF ROAD PARKING. Close to local amenities and transport links. ***GUIDE PRICE £80,000 - £90,000***













Lounge
Laminate flooring, central heating radiator, front facing double glazed window and front facing double glazed UPVC entrance door.

Kitchen
Modern fitted kitchen with a range of gloss units set above and below worksurfaces incorporating sink & drainer, electric oven, gas hob, dishwasher, space for fridge freezer and plumbing for washing machine. Laminate flooring, central heating radiator, storage cupboard, rear facing double glazed window and rear facing double glazed composite door.

Stairs And Landing
Stairs rising to first floor accommodation.

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

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

Bathroom
Three piece suite comprising low flush WC, wash hand basin and paneled bath with electric shower over. Vinyl flooring, partial wall tiling, central heating radiator, cupboard housing combi boiler and rear facing double glazed window.

Outside Space
To the front of the property is a small yard area whilst to the rear is a patio seating area, lawned garden, storage shed and off road parking.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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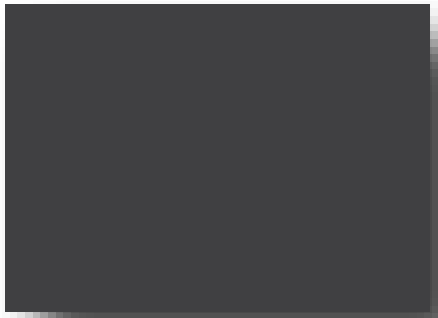
- TWO BEDROOM END TERRACED
- OFF ROAD PARKING
- MODERN THROUGHOUT
- CLOSE TO SCHOOLS AND AMENITIES
- *** GUIDE PRICE £80,000 - £90,000**

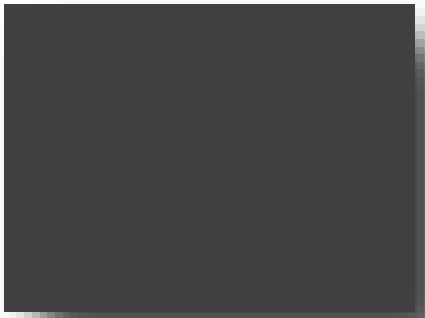
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£80,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DGT107910 - 0007

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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