



Lordens Hill, Dinnington Sheffield S25 2QG

welcome to

Lordens Hill, Dinnington Sheffield

112 Lordens Hill, Dinnington, S25 2QG

We are acting in the sale of the above property and have received an offer of £70,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Lounge

11' 4" x 13' 5" (3.45m x 4.09m)

Front facing double glazed window and upvc door, carpet flooring and a central heating radiator.

Dining Room

12' 1" x 13' 4" (3.68m x 4.06m)

Rear double glazed window, carpet and central heating radiator.

Kitchen

11' 11" x 8' 2" (3.63m x 2.49m)

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink,plumbing for washing machine, space for cooker and fridge freezer . Two side double glazed windows and side double glazed UPVC door.

Bedroom One

11' 4" x 14' (3.45m x 4.27m)

Front double glazed window, carpet flooring and central heating radiator.

Bedroom Two

12' 3" x 10' 6" (3.73m x 3.20m)

Rear double glazed window, carpet flooring and central heating radiator.

Bathroom

Four piece suite comprising low flush WC, vanity hand wash basin ,paneled bath and electric shower cubicle. Vinyl flooring, part wall tiling, rear double glazed window and central heating radiator.

Attic Room

Carpet flooring, Side double glazed window and central heating radiator.

Outside Space

The rear garden consists of a lawned garden and patio area.





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Lordens Hill, Dinnington Sheffield

- ****NO UPWARD CHAIN****
- TWO BEDROOM END TERRACED HOUSE
- SPACIOUS ACCOMMODATION THROUGHOUT
- CLOSE TO AMENITIES
- ****PRICE £75,000****

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

£75,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DGT107529 - 0010

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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