



**Lidgett Lane, Dinnington Sheffield S25 2QB**

**welcome to**

**Lidgett Lane, Dinnington Sheffield**

LOOKING FOR YOUR FIRST PROPERTY? FOUR BEDROOM semi detached property with OFF ROAD PARKING and offered for sale with NO CHAIN!

\*\*\*PRICE - £160,000\*\*\*



**Entrance Hall**

Front double glazed door, vinyl flooring, central heating radiator and storage cupboard.

**Rear Entrance Porch**

Rear double glazed composite door and vinyl flooring.

**Cloakroom**

Vinyl flooring, WC, wash hand basin, central heating radiator and side double glazed window.

**Lounge**

Carpet flooring, front and rear double glazed window and two central heating radiators.

**Dining Room**

Vinyl flooring, central heating radiator and rear double glazed window.

**Kitchen**

Fitted gloss units with a range of wall and base units incorporating stainless steel sink and drainer, space for cooker and fridge freezer and plumbing for washing machine. Side and front double glazed window, vinyl flooring and central heating radiator.

**Stairs And Landing**

Stairs rising to first floor accommodation with carpet flooring and loft access.

**Bedroom One**

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

**Bedroom Two**

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

**Bedroom Three**

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

**Bedroom Four**

Carpet flooring, rear double glazed window and

central heating radiator.

**Bathroom**

Three piece suite comprising low flush WC, wash hand basin and paneled bath with mains shower over. Vinyl flooring, central heating radiator, side double glazed window and combi boiler mounted to the wall.

**Outside Space**

To the front of the property is a driveway for two vehicles and a pebbled area. To the rear of the property is a patio seating area, a lawned garden with pebbled areas, decked area and bushes and trees to the borders, There is also a pond and a storage outbuilding.



**view this property online** [williamhbrown.co.uk/Property/DGT107723](http://williamhbrown.co.uk/Property/DGT107723)



welcome to

## Lidgett Lane, Dinnington Sheffield

- FOUR BEDROOM SEMI DETACHED
- MODERN THROUGHOUT
- OFF ROAD PARKING
- NO CHAIN
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £160,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DGT107723](https://www.williamhbrown.co.uk/Property/DGT107723)



Property Ref:  
DGT107723 - 0005

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.



william h brown



**01909 568811**



[dinnington@williamhbrown.co.uk](mailto:dinnington@williamhbrown.co.uk)



20 Laughton Road, Dinnington, SHEFFIELD,  
South Yorkshire, S25 2PS



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**