



Queen Street, Dinnington Sheffield S25 2RF

welcome to

Queen Street, Dinnington Sheffield

LOOKING FOR YOUR FIRST PROPERTY? TWO bedroom semi detached property WELL PRESENTED THROUGHOUT with enclosed REAR GARDEN!
Close to local amenities, schools and transport links! ***PRICE - £150,000***



Entrance Hall

LVT flooring, central heating radiator, cupboard housing combi boiler and front facing double glazed UPVC door.

Lounge

LVT flooring, central heating radiator and front facing double glazed window.

Kitchen

Modern fitted kitchen with a range of gloss units incorporating sink and drainer, built in electric double oven, microwave, induction hob, space for fridge freezer and plumbing for washing machine. LVT flooring, central heating radiator and rear facing double glazed window.

Conservatory

Open plan to the kitchen, LVT flooring, central heating radiator and side facing double glazed patio doors.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, side facing double glazed window and access to the loft.

Bedroom One

Laminate flooring, central heating radiator, built in wardrobes and front facing double glazed window.

Bedroom Two

Laminate flooring, central heating radiator and rear facing double glazed window.

Cot Room

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

Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with rainfall shower over. Tiled flooring, full wall tiling, heated towel rail and rear facing double glazed.

Outside Space

To the front of the property is a lawned garden with bushes in borders whilst to the rear is a patio seating area, decked seating area and lawned garden.

Agent Notes

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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Queen Street, Dinnington Sheffield

- TWO BEDROOM SEMI DETACHED PROPERTY
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT
- ***PRICE - £150,000***

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT108107 - 0002

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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