



Euston Way, Dinnington SHEFFIELD S25 3RS

welcome to

Euston Way, Dinnington SHEFFIELD

THREE bedroom DETACHED family home with OFF ROAD PARKING and ENCLOSED REAR GARDEN.. Downstairs cloakroom and CONSERVATORY!!

*** GUIDE PRICE £230,000 - £240,000 ***



Entrance Hall

Front facing entrance door, central heating radiator and laminate flooring.

Cloakroom

Low flush wc, wash hand basin, central heating radiator and vinyl flooring, Obscured window and wall mounted boiler.

Lounge

Electric fire being focal point of the room, rear doors leading to the garden, front facing double glazed window, central heating radiator and laminate flooring.

Kitchen

Fitted with a range of wall and base units, stainless steel sink and drainer unit, built in electric oven, gas hob and extractor fan. Plumbing for a washing machine and dishwasher. Space for a fridge freezer. Laminate flooring and central heating radiator.

First Floor Landing

Central heating radiator.

Bedroom One

Double bedroom with rear facing double glazed window, central heating radiator and access to the loft.

Bedroom Two

Double bedroom with rear facing double glazed window and central heating radiator.

Bedroom Three

Front facing double glazed window, storage cupboard housing water tank, central heating radiator,

Shower Room

Walk in rainfall shower, wash hand basin and low flush wc, front facing double glazed window. Tiled flooring.

External

Offering a driveway to the side of the property, The rear of the property is enclosed with patio seating area and artificial grass.

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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- THREE BEDROOM DETACHED
- FAMILY HOME
- OFF ROAD PARKING
- CONSERVATORY
- *** GUIDE PRICE £230,000 - £240,000 ***

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT108060 - 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.

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