



Doe Quarry Lane, Dinnington Sheffield S25 2NJ

welcome to

Doe Quarry Lane, Dinnington Sheffield

IDEAL FOR FIRST TIME BUYERS OR INVESTORS. THREE BEDROOM TERRACE HOME LOCATED TO VILLAGE LOCATION OF DINNINGTON. CLOSE BY TO SCHOOLS, SHOPS AND AMENITIES.



Rear Entrance Porch

Side facing upvc entrance door, Vinyl flooring,

Lounge - Diner

Accessed via a front facing upvc entrance door, both front and rear facing double glazed windows, two central heating radiators.

Kitchen

Wall and base units, stainless steel sink and drainer unit, plumbing for a washing machine and space for a cooker and fridge freezer. Side facing double glazed window and Vinyl flooring.

Bathroom

Bath, electric shower over, low flush wc and wash hand basin. Side facing double glazed obscured window.

First Floor Landing

Side facing double glazed window, loft access.

Bedroom One

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

Bedroom Two

Rear facing double glazed window and central heating radiator.

Bedroom Three

Rear facing double glazed window, central heating radiator and combi boiler in cupboard.

External

The front of the property offers a courtyard, the rear offers a courtyard and storage cupboard.

Agent 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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Doe Quarry Lane, Dinnington Sheffield

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS/ INVESTORS
- LOUNGE DINER, KITCHEN
- BATHROOM, THREE BEDROOMS
- CLOSE BY TO AMENITIES

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT108088 - 0006

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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