



2 South Street, Dinnington, Sheffield, S25 2RU

**Asking Price £115,000**

A SPACIOUS THREE BEDROOM MID TERRACED HOUSE ONLY A MOMENTS WALK FROM THE LOCAL SHOPS AND SCHOOLS.

The property offers GAS CENTRAL HEATING FROM A MODERN COMBI BOILER, uPVC DOUBLE GLAZING, OCCASIONAL 4TH ATTIC BEDROOM AND ON-STREET PARKING. The accommodation comprises: Hall, Lounge, Dining Kitchen, rear Entrance Porch/Utility with Cloakroom. three Bedrooms and family Bathroom, Occasional Attic Bedroom. Garden to the rear with additional off-road parking

### **ENTRANCE HALL**

With uPVC entrance door and cupboard housing the 'Ideal' gas combi boiler

### **LOUNGE 15'7" x 10'8" (4.75 x 3.27)**



With radiator beneath the front facing uPVC window. Fireplace surround and electric fire

### **INNER LOBBY**

With staircase

### **DINING KITCHEN 19'2" x 13'1" (5.86 x 4)**



Having fitted base units with inset stainless steel sink, gas hob, electric oven and extractor hood. Radiator, rear facing uPVC window and sliding patio doors. Under stairs storage area

### **REAR PORCH 10'9" x 6'6" (3.28 x 2)**



With uPVC door and windows

### **CLOAKROOM 2'8" x 6'6" (0.82 x 2)**

With W.C. and uPVC opaque window

### **LANDING**

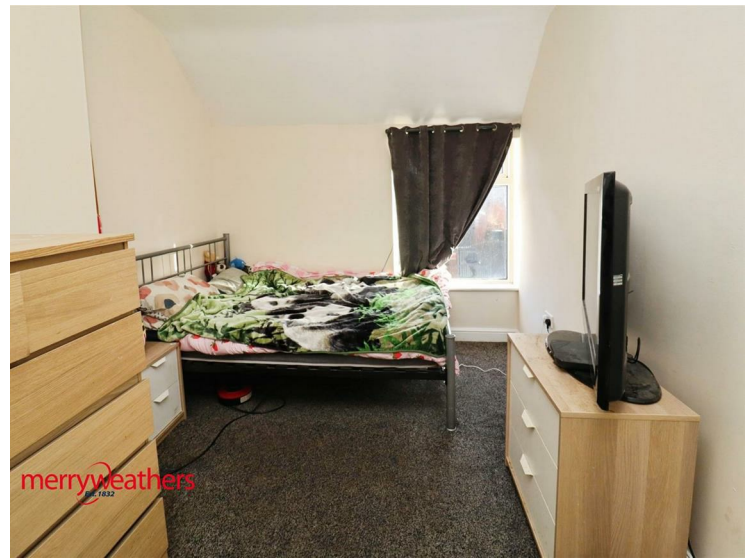
With radiator and drop down ladder to the boarded Loft

### **FRONT BEDROOM ONE 7'6" x 10'9" (2.3 x 3.28)**



With uPVC window and radiator

### **FRONT BEDROOM TWO 9'0" x 13'11" (2.76 x 4.25)**



With uPVC window and radiator

### REAR BEDROOM THREE 11'5" x 10'0" (3.5 x 3.05)



With uPVC window and radiator

### BATHROOM 7'3" x 7'2" (2.21 x 2.2)



With white suite comprising panelled bath with shower and screen, pedestal wash basin and W.C. Heated towel rail and uPVC opaque window

### ATTIC ROOM



(Accessed by a drop-down timber ladder) with Velux window and under eaves storage cupboards

### OUTSIDE



To the rear is a raised decked patio leading down to the garden, beyond which is a drive providing off-road parking

### MATERIAL INFORMATION

Council Tax Band A

Tenure Freehold

Property Type Mid Terrace House

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type On street parking and drive to rear

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

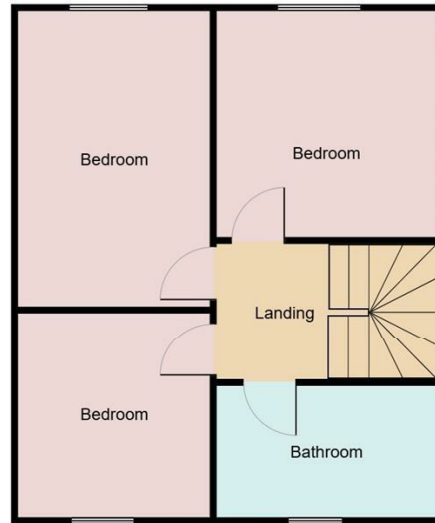
Planning permissions N/A

Accessibility features N/A

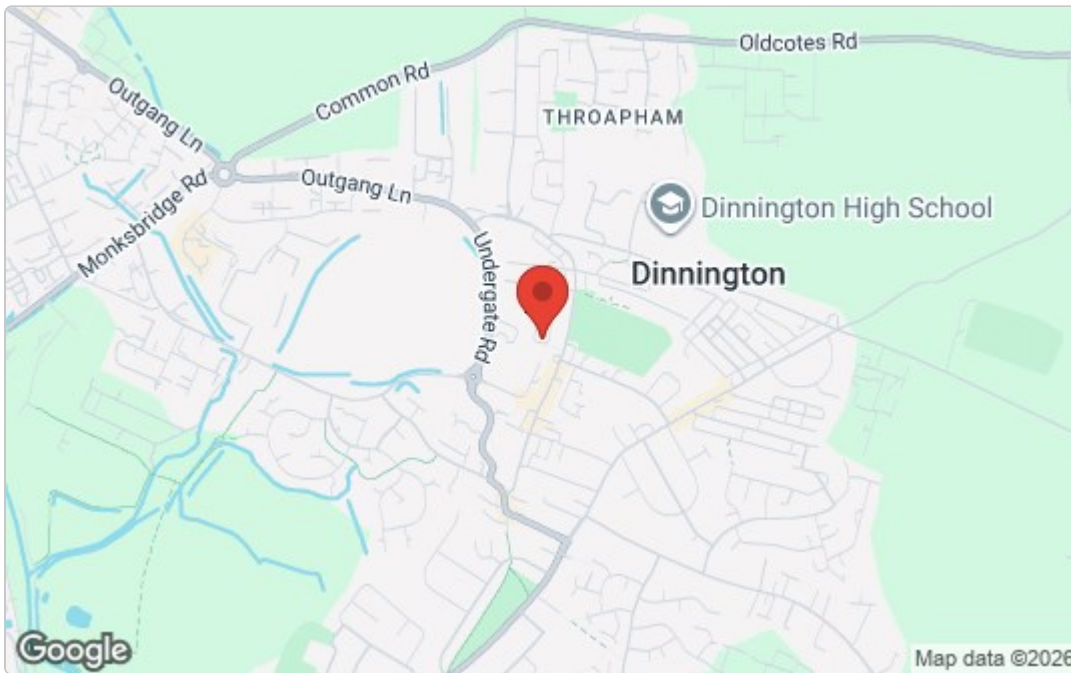
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

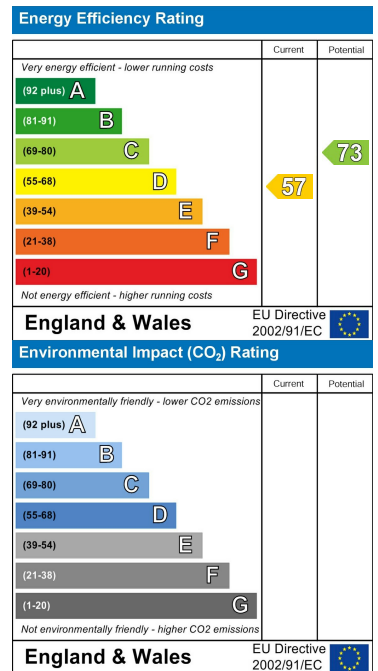
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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