merryweathers
Est. 1832









8 Frankham Close, Dinnington, Sheffield, S25 3QG

£975 Per Calendar Month

Welcome to this charming semi-detached house located on Frankham Close in the delightful area of Dinnington, Sheffield. This property is now available for rent and offers a wonderful opportunity for families or professionals seeking a comfortable and modern living space.

Situated in a great location, this house benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those who value convenience and community. Furthermore, a deposit guarantee scheme is available, providing added peace of mind for prospective tenants.

In summary, this semi-detached house on Frankham Close is a fantastic rental opportunity that combines modern living with a prime location. Don’t miss your chance to make this lovely property your new home!

Hallway
Provides access to:-

Downstairs WC
Including a WC and was basin for convenience.

Lounge



Is front facing, neutrally decorated and finished with laminate flooring, for easy cleaning. There is also an under stairs storage cupboard!

Kitchen/Dining Room



Accessed from the lounge, is the kitchen/dining room offering a modern, neutral, kitchen with an integrated oven and gas hob with extractor fan above. Double patio doors open up to the rear garden.

Landing
Leads to:-

Bedroom One





The main, double bedroom which is front facing and neutrally decorated, consists of an en-suite including a WC, standing shower unit and wash basin.

Bedroom Two



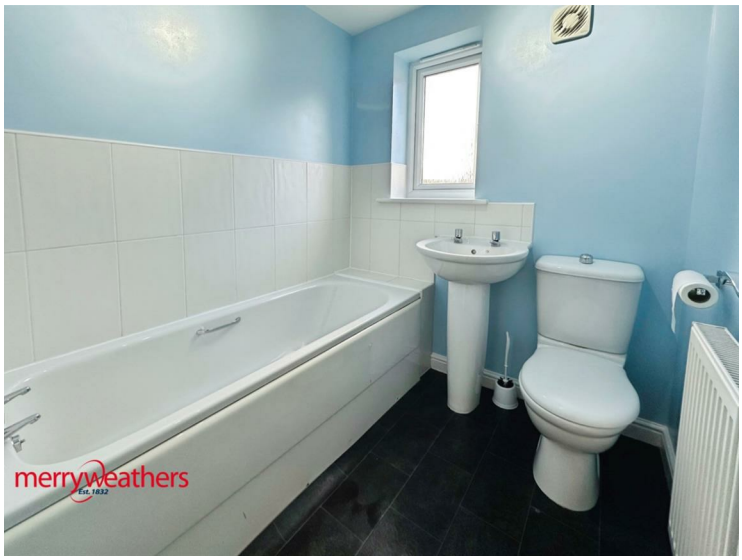
This double bedroom is a cosy size, overlooking the rear of the property and finished with neutral décor and carpets.

Bedroom Three



A single bedroom, perfect for a home office or child's playroom!

Bathroom



Family bathroom, located on the first floor, including a WC, wash basin and bath.

External



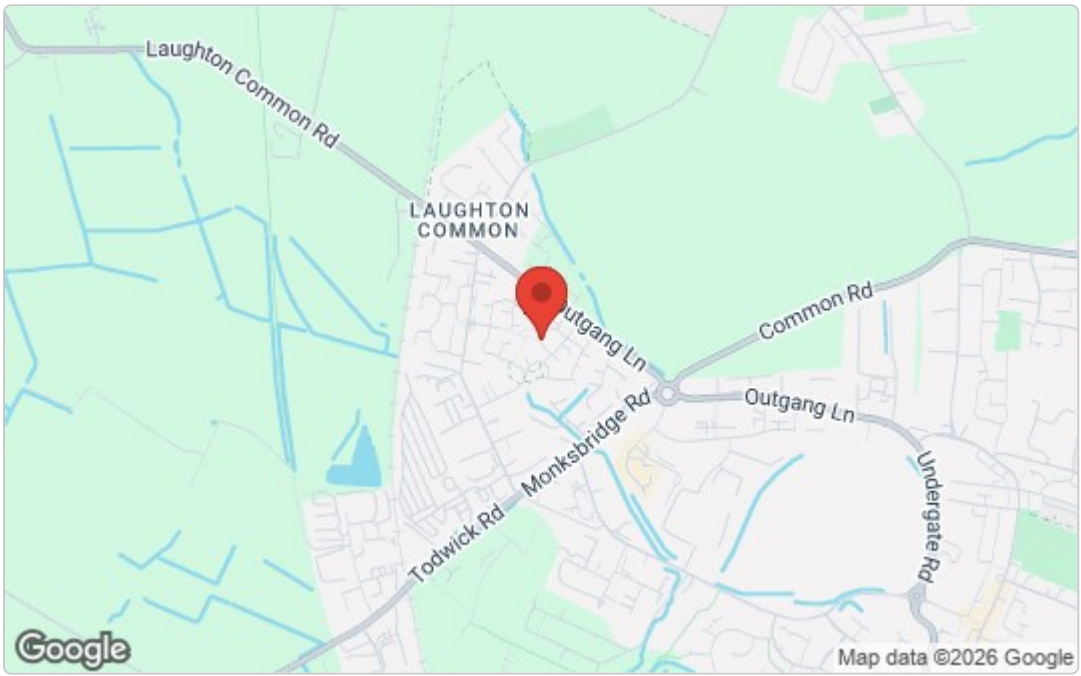
To the rear is a small, lawned garden, easy to maintain! With a larger, lawned garden to the rear along with a small decking and patio area.

Tenancy Information

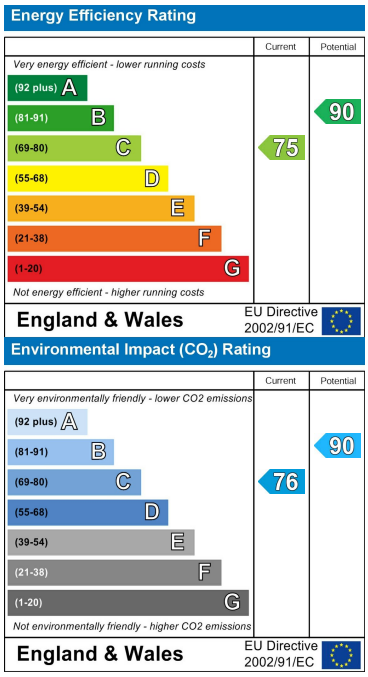
Rent: £975.00
Deposit: £1,125 / Reposit
Holding Deposit: £225.00
EPC Rating: C
Council Tax Band: B
Property Type: Semi-detached House
Parking Type: On Street Parking
Restrictions: N/A
Construction Type: Standard
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
Gas Type: Mains
Electricity Supply: Mains
Building Safety: N/A
Rights and Easements: N/A
Flooding: Low
All tenants are advised to visit the Government website to gain information on flood risk.
https://check-for-flooding.service.gov.uk/find-location
Mobile/Broadband Coverage: All tenants 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
Planning Permissions: N/A
Accessibility Features: N/A
Coal Mining Area: South Yorkshire is a coal mining area All tenants 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Residential Lettings Management 16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

naea | propertymark PROTECTED
The Property Ombudsman
mw Est. 1832