



93 Doe Quarry Lane, Dinnington, Sheffield, S25 2NJ

Offers In The Region Of £135,000

A recently re-furbished THREE BEDROOM MID-TERRACE HOUSE offered for sale with no upward chain.

The property forms the ideal purchase for the first time buyer and offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, FITTED KITCHEN AND RE-FITTED BATHROOM. The accommodation comprises: Lounge, separate Dining Room, fitted Kitchen, rear Lobby, ground floor Bathroom and three first floor Bedroom.

Dinnington is centrally located for commuting to Rotherham, Sheffield and Worksop and is served a local compliment of shopping and schooling facilities.

SUMMARY

A recently refurbished three bedroom mid-terraced house which forms the ideal purchase for the first time buyer. The property offers both gas central heating heating from a newly installed gas combi boiler and uPVC double glazing together with new skirtings and architraves and Oak internal doors.

Dinnington is a well-served Township centrally located for travelling to Rotherham, Sheffield and Worksop together with an extensive compliment of shops and facilities.

LIVING ROOM



With uPVC front entrance door and window. Feature exposed brick wall, radiator and laminate flooring

DINING ROOM



With radiator, rear facing window, laminate flooring and staircase to the first floor

INNER HALLWAY

With laminate flooring and useful under stairs storage cupboard

KITCHEN



With a range of fitted base and wall units incorporating an inset stainless steel sink set beneath the side facing window. Integrated electric hob and oven with high level extractor hood, space and plumbing for washing machine, radiator and laminate flooring. Wall-mounted gas combination boiler

REAR ENTRANCE LOBBY

With uPVC door and laminate flooring

BATHROOM



Having a newly installed white suite comprising a panelled bath with mixer tap shower, vanity wash basin and W.C. Radiator, opaque glazed window. Polished tiled flooring and tiled splashbacks.

LANDING



With laminate flooring

FRONT BEDROOM ONE



With radiator, window and laminate flooring

REAR BEDROOM TWO



With radiator, laminate flooring and window

REAR BEDROOM THREE



With radiator, laminate flooring and window

OUTSIDE

Paved front garden with enclosed rear yard and brick store place.

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

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

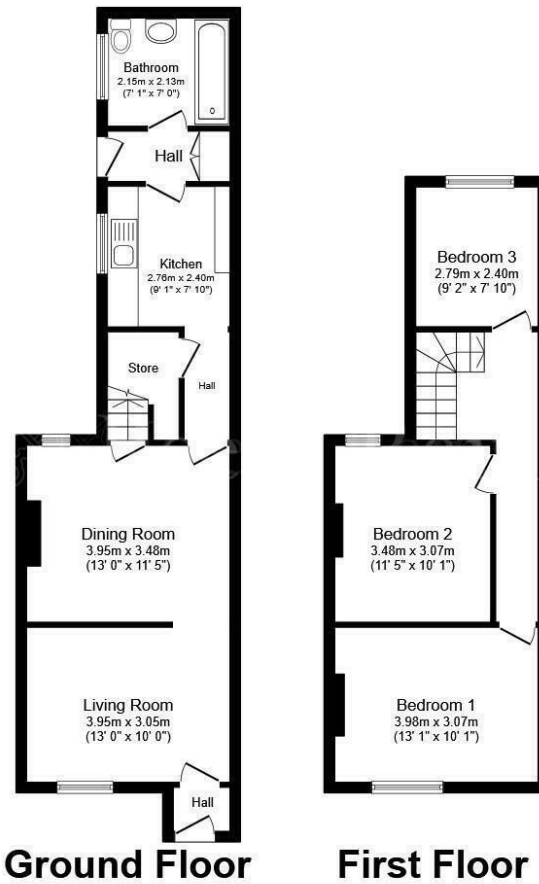
Accessibility features N/A

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

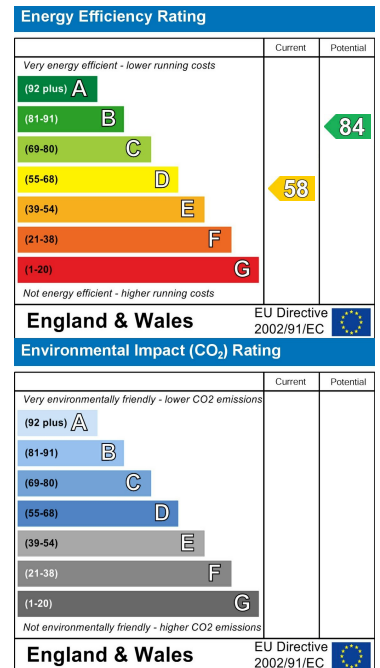


Total floor area 86.6 m² (932 sq.ft.) approx

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.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

