



**AWAITING
PHOTO**

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Waterloo Court, Dinnington Sheffield S25 3RT

welcome to

Waterloo Court, Dinnington Sheffield

LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY. THREE bedroom SEMI DETACHED home perfect for FIRST TIME BUYERS!! OFF ROAD PARKING and ENCLOSED REAR GARDEN. Modern kitchen and MASTER ENSUITE. *** PRICE £200,000 ***



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall

Front facing double glazed composite door leading into hallway having laminate flooring, side facing double glazed window and central heating radiator.

Cloakroom

Having low flush WC and vanity wash hand basin. Front facing double glazed window, central heating radiator and laminate flooring.

Lounge

Well presented lounge with front facing double glazed window and two central heating radiators.

Kitchen Diner

Modern kitchen with a range of grey shaker style units set above and below worktops incorporating stainless steel sink and drainer. Appliances include built in electric oven, electric hob with cookerhood above, space for fridge freezer, plumbing for washing machine and dishwasher. Cupboard housing combi boiler and further storage cupboard. Rear facing double glazed window and rear facing double glazed French doors leading onto rear garden, Laminate flooring and central heating radiator.

Stairs And Landing

Stairs rising to first floor. Having side facing double glazed window, cupboard housing tank and access

to loft space.

Master Bedroom

Front facing double glazed window. Door leading to..

Ensuite

Three piece suite comprising low flush WC, vanity wash hand basin and shower enclosure with rainfall shower. Partial tiling to walls and tiled flooring. Heated towel rail.

Bedroom Two

Rear facing double glazed window and central heating radiator.

Bedroom Three

Front facing double glazed window and central heating radiator.

Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with rainfall shower over. Fully tiled walls and tiled flooring, rear facing double glazed window and central heating radiator.

Outside Space

Driveway to the front allowing parking for several vehicles. Enclosed low maintenance garden to the rear with patio seating area, artificial grass and pebbled area.

Legal Fees Paid - T&c's

The property is being sold through our clients Part Exchange Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

Agent Notes

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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welcome to

Waterloo Court, Dinnington Sheffield

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY.
- Three bedrooms
- Master ensuite
- Downstairs WC
- Off road parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108176



Property Ref:
DGT108176 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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