

FOR SALE



Silverdales, Dinnington
Guide Price £85,000

MARTIN&CO



Silverdales, Dinnington

1 Bedroom, 1 Bathroom

Guide Price £85,000

- Semi detached
- One bedroom
- Box room
- No chain
- Rear garden

GUIDE PRICE £85,000 - £90,000. This semi detached home is a great option for anyone looking for a well-placed home with no onward chain. Positioned in Dinnington, it offers convenient access to local shops, transport links, and amenities, making daily life that bit easier. With a lounge, a separate kitchen, while the first floor offers one bedroom, a study / cot room and a three-piece bathroom. Outside, there are garden areas to both the front and rear. The lounge is a comfortable space, featuring a fireplace as a focal point, ideal for relaxing at the end of the day. The kitchen is fitted with a range of wall and base units, providing plenty of storage and workspace.

Master double bedroom and study / cot room. The family bathroom is fitted with a white three-piece suite. Externally, the front is a forecourt style garden, while the rear garden offers a generous size lawn and patio area. The property is well located, with local amenities within easy reach. Dinnington town centre is just a short distance away, offering a range of shops, supermarkets, and services, including Tesco and Aldi for everyday shopping. There are also good transport links, with regular bus services and easy access to the M1 and A57 for commuting to Rotherham, Sheffield, or Worksop. Families will appreciate the nearby schools, such as Dinnington High School and



Laughton Junior and Infant School, adding to the property's appeal.

LOUNGE A generous size lounge with feature fire surround housing the electric fire. Front facing window and front facing entrance door.

KITCHEN With a range of fitted wall and base units in beech effect, wall units include extractor hood. Base units are set beneath worktops which include a hob, oven, plumbing for washing machine, single bowl sink and tiled splash backs. Stairs rise to the first floor landing, rear facing window and rear facing entrance door.

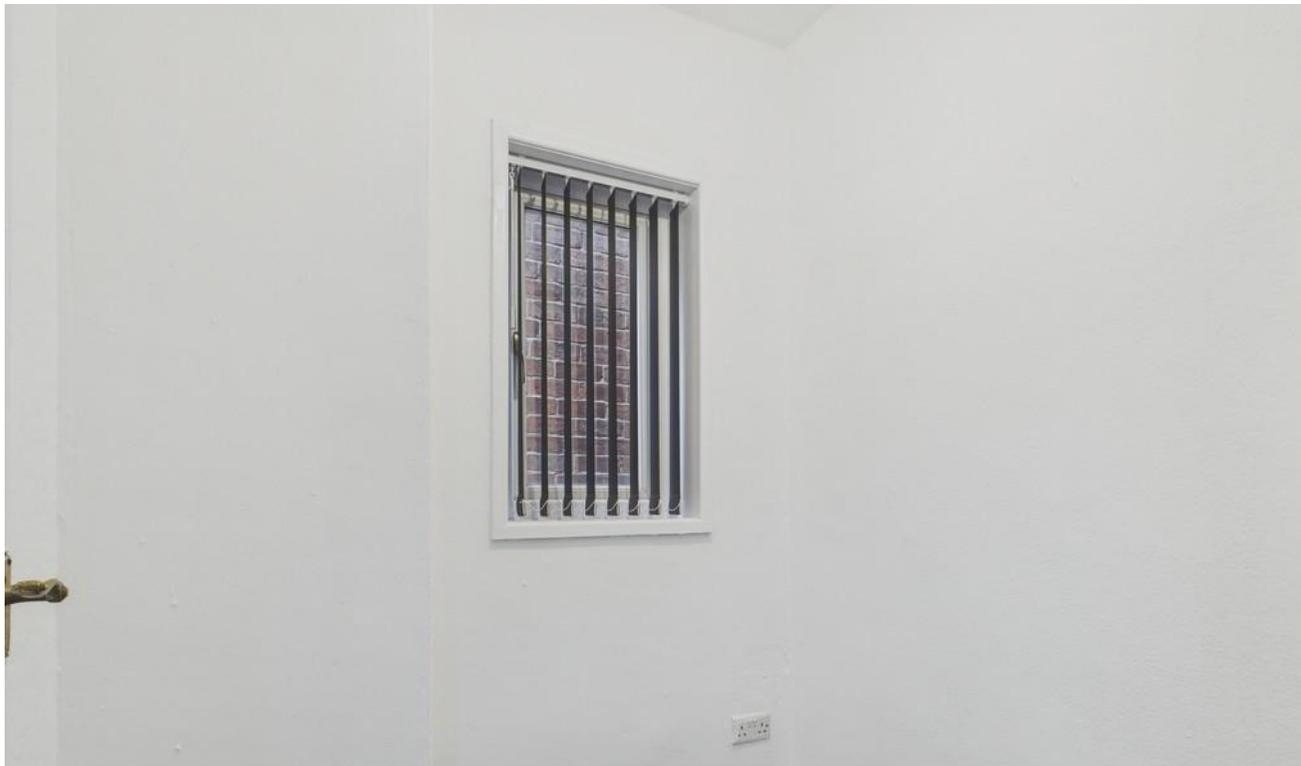
LANDING

BEDROOM ONE A generous size master bedroom with a front facing window.

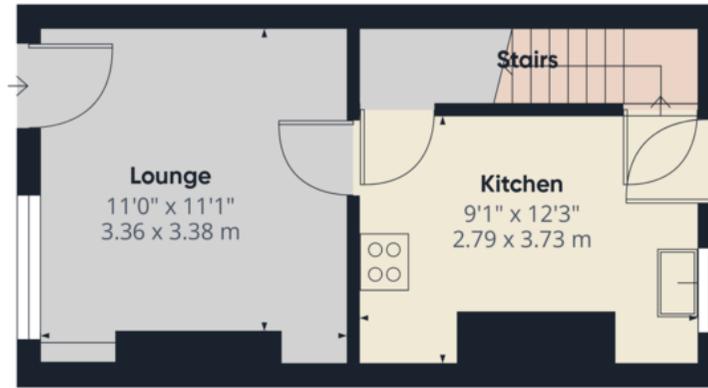
STUDY / COT ROOM With side facing window.

BATHROOM Having a white three piece suite there is a low flush w.c, wash hand basin, bath, tiled splash backs and rear facing window.

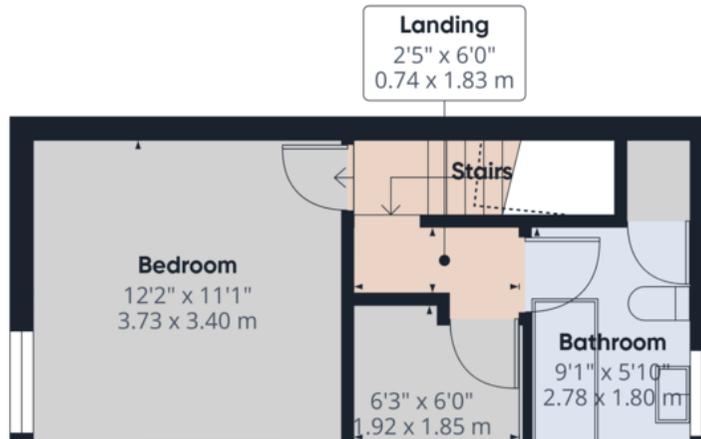
OUTSIDE To the front is a forecourt style garden. To the rear is a larger than average enclosed garden with patio, lawn and store.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Approximate total area^m
518 ft²
48.2 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.