



## 73 Rotherham Road | Dinnington | Sheffield | S25 3RG

£67,500

Bell & Co Estates bring to the market this TWO Bedroom, Mid-Terrace property in Dinnington, selling with NO VENDOR CHAIN.

This would make a perfect investment opportunity or first home! Briefly comprising of; front facing Lounge which gives access to the stairs and through into the rear facing Dining Room, Kitchen, Utility and WC, there is access to the rear garden via the Dining Room.

To the upstairs are two GOOD-SIZE Bedrooms and Bathroom with shower over bath. To the outside is on street parking and gated front yard, to the rear is an enclosed garden. Viewing is highly recommended. EPC Rating D.

- NO CHAIN!!
- Two Bedroom Mid Terraced
- Separate Lounge and Dining Room
- Kitchen
- Utility
- Downstairs WC
- Enclosed Garden



GROUND FLOOR  
368 sq. ft. (34.2 sq. m.) approx.



1ST FLOOR  
351 sq. ft. (32.6 sq. m.) approx.



### Contact Details

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73 Rotherham Road  
Dinnington  
SHEFFIELD  
S25 3RG

Energy rating

D

Valid until  
**18 January 2033**

Certificate number  
**0330-2671-4290-2697-7281**

**Property type** Mid-terrace house

**Total floor area** 85 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements