



**99 Rotherham Road, S25 3RG**

**£95,000 Offers In Region Of  
Tenure Freehold**

- No Chain
- Two Reception Rooms
- Popular Location
- OFF ROAD PARKING
- Conservatory
- SPACIOUS LAYOUT

NO CHAIN – SPACIOUS THREE BEDROOM END-TERRACE IN DINNINGTON, SHEFFIELD

This generously sized end-terrace home offers fantastic potential and is being sold with no onward chain, making it an ideal choice for first-time buyers, investors, or growing families.

The property briefly comprises a large lounge, separate dining room, and a spacious kitchen leading through to a side conservatory – the perfect spot to enjoy morning coffee or extend your entertaining space.

Upstairs, you'll find three well-proportioned bedrooms and a large family bathroom featuring both a bath and separate shower. The second floor offers a versatile attic room – ideal as a home office, hobby room or occasional guest space.

Outside, the gated rear access leads to a private patio and garden area, providing a secure and sunny outdoor space to enjoy.

With plenty of room to modernise and make your own, this home is bursting with potential. Viewing is highly recommended to fully appreciate the size and scope of what’s on offer!



TOTAL FLOOR AREA: 1252 sq ft (116.3 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual rooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and applicability of these plans are not guaranteed and no guarantee as to their accuracy or efficiency can be given.  
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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	