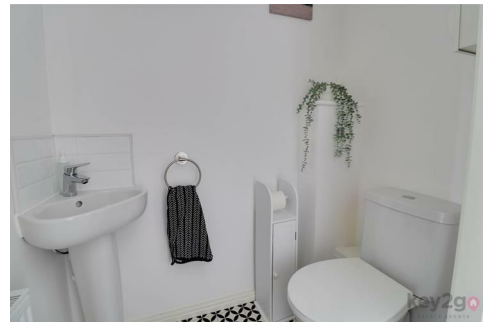


Marketing Preview



24 Heathrush Drive, Dinnington, Sheffield, S25 2DD

£152,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this two double bedroom terraced property which was built in 2022. Offering a stylish kitchen/diner, downstairs WC and being immaculately presented throughout. Also having allocated parking and a generous sized rear garden. Perfect for first time buyers!

THIS PROPERTY HAS RESTRICTIONS IMPOSED BY ROTHERHAM CITY COUNCIL

- The property can only be sold to first time buyers between the ages of 23 and 40.
- The property has to be the purchasers only and main home. The must live in it and it cannot be rented out as a "buy to let" investment.
- The buyer must have a household income of less than £80,000 per year.
- The property is marketed at 80% of market value.

SUMMARY

A fantastic opportunity to purchase this two double bedroom terraced property which was built in 2022. Offering a stylish kitchen/diner, downstairs WC and being immaculately presented throughout. Also having allocated parking and a generous sized rear garden. Perfect for first time buyers!

Enter into a welcoming hallway with doors to the downstairs WC, fitted with a close-coupled WC and sink. A further door leads to the modern kitchen/diner, offering ample wall and base units, an integrated oven, gas hob, extractor fan, and space for appliances and a dining table. Another door opens into the spacious lounge, which features double doors to the rear.

A carpeted stair rise leads to the first-floor landing with doors to the spacious bedroom one with two windows, bedroom two, and the modern and stylish bathroom complete with a bath, sink, and close-coupled WC.

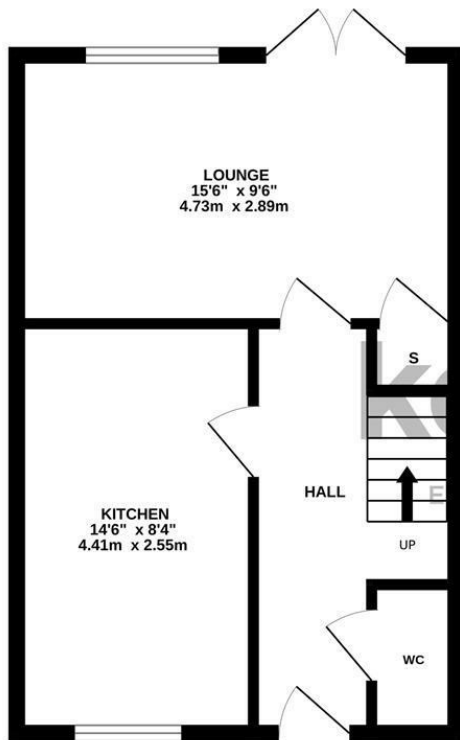
To the front of the property is a small lawned area and allocated parking for one car. The rear garden is private, enclosed, and low-maintenance, featuring a lawn, patio, and fence surround.

PROPERTY DETAILS

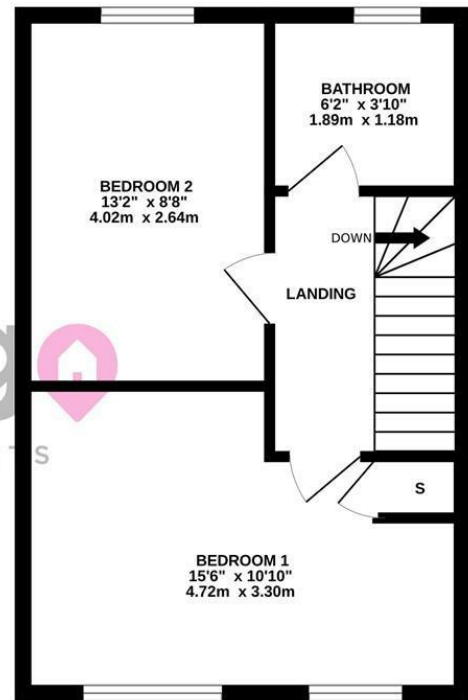
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

