LOT

13

**42 Fanshaw Road, Dronfield S18 2LB**

**GUIDE PRICE £90,000**

- Three bedroom inner terrace
- In need of modernisation
- Gas central heating and uPVC windows
- Modern roof covering
- Popular location
- Level rear garden and store
- Potential for owner occupation or investment

**Ground Floor**
- Sitting Room 3.71m x 3.62m
- Inner Lobby
- Dining Kitchen 3.69m x 3.78m
- Cellar Head

**Basement**
- Cellar

**First Floor**
- Landing
- Front Bedroom One 4.15m x 3.72m with under stairs closet
- Rear Bedroom Two 2.94m x 2.37m
- Bathroom 2.94m x 1.71m with white suite

**Second Floor**
- Attic Bedroom 4.17m x 3.27m

**Outside**
- Forecourt
- Rear block paved area
- Level rear garden
- Brick built store

**EPC Rating**
A full copy of the EPC will be available to view via our website.

**VIEWING**
Tuesdays 15th, 22nd & 29th August at 9.30am prompt
Thursdays 17th, 24th & 31st August at 9.30am prompt

**SOLICITORS**
Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP

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LOT

14

**33 and 35 Morrison Avenue, Maltby, Rotherham S66 7EY**

**GUIDE PRICE £45,000**

- Freehold end terrace
- Comprises two purpose built flats
- Both let at £75 per week each (£7,800 per annum)
- Rent paid by RMBC direct to Landlord
- uPVC double glazing and electric heating

**33 Morrison Avenue - Ground Floor Flat**
- Sitting Room
- Kitchen
- One Bedroom
- Bathroom / WC

**35 Morrison Avenue - First Floor Flat**
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom / WC

**Outside**
- Front and rear gardens
- Car parking space

**Tenancy Details**
Both flats are let by way of six month Assured Shorthold Tenancies at £75 per week
It should be noted that the tenant at number 33 has lived at the property for approximately sixteen years

**EPC Rating**
A full copy of the EPCs will be available to view via our website.

**VIEWING**
External inspection only

**SOLICITORS**
Lewis Francis
Blackburn Bray 14-16 Paradise Square Sheffield S1 2DE