

# 29 Robey Street, Page Hall, Sheffield S4 8JE

**GUIDE PRICE: £40,000–£45,000**

**I VACANT HOUSE**

- **Larger than average inner terrace**
- **Modern roof covering**
- **Central heating and double glazing**
- **Requires general modernisation**
- **Some re-plastering already done**
- **Potential for owner occupation or letting**

## Ground Floor

Side Entrance Lobby

Sitting Room 3.63m × 3.63m

Dining Room 3.62m × 3.63m

Cellar Head

Kitchen 2.46m × 2.10m

Bathroom/WC with suite and shower

## Second Floor

Attic Bedroom 4.29m × 3.21m with Velux window

## Basement

Cellar

## EPC Rating E

The full Energy Performance Certificate is available via our website

## First Floor

Landing

Front Bedroom One 4.30m × 3.62m with closet

Rear Bedroom Two 2.84m × 2.96m

**SOLICITORS** Coates Solicitors, 62–64 High Street, Mosborough, Sheffield S20 5AE (Ref: Lindsay Coates)

**VIEWING** Mondays 1, 8, 15 & 22 April at 11am prompt. Thursdays 4, 11 & 18 April at 11am prompt.

