

- **Outstanding restoration opportunity**
- **Three bedroom end terrace**
- **Fronts onto Rustlings Road and Endcliffe Park**
- **In need of complete renovation**
- **Two reception rooms and kitchen**
- **Two first floor bedrooms and bathroom**
- **Attic bedroom**
- **Dilapidated garage to rear**
- **Of interest to builders and investors**

**Ground Floor**

Side Entrance Lobby

Sitting Room 4.57m × 3.93m with bay window

Dining Room 3.99m × 3.58m

Kitchen 2.95m × 2.31m

**Basement**

Cellar

**First Floor**

Landing

Front Bedroom One 4.51m × 3.95m

Bedroom Two 3.97m × 2.64m

Bathroom/WC 3.01m × 2.31m

**Second Floor**

Attic Room 4.47m × 3.60m

**Outside**

Forecourt

Rear yard and dilapidated garage

**EPC Rating**

The full Energy Performance

Certificate is available via our website

**SOLICITORS** Nether Edge Law,  
PO Box 3439, Sheffield S11 8NH  
(Ref: Mr Jeffrey Shaw)

**VIEWING** Saturdays 30 March,  
6, 13 & 20 April at 10am prompt.  
Wednesdays 3, 10 & 17 April at  
10am prompt.

**Note**

The property is in a very poor state of repair and interested parties are advised to exercise extreme caution whilst viewing

