

- **Traditional bay windowed semi-detached house**
- **Good size plot with driveway and garage**
- **Kitchen extension**
- **Partially modernised**
- **A project requiring completion**
- **Potential for owner occupation or letting**
- **Popular residential location**

Ground Floor

Entrance Lobby
 Sitting Room 3.88m x 3.67m with bay window
 Dining Room 4.93m x 2.76m
 Extended Kitchen 3.14m x 3.04m

First Floor

Landing
 Front Bedroom One 3.61m x 3.10m
 Rear Bedroom Two 3.11m x 2.76m with closet
 Rear Bedroom Three 2.24m x 2.03m
 Bathroom / WC

Outside

The property occupies a good size plot
 Front and rear gardens
 Driveway
 Brick built garage

EPC Rating E

The full Energy Performance Certificate is available via our website

Tenure

The property is leasehold for 800 years from 25 March 1936 at an annual ground rent of £3.50

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 (Ref: Susan Martin)

VIEWING By
 appointment with the Auctioneers
 0114 276 0151

