

- **Two bedroom inner terrace**
- **In need of complete modernisation**
- **Two reception rooms and off-shot kitchen**
- **Gas fired central heating**
- **Of interest to builders and investors**
- **Popular letting area**

Ground Floor

Sitting Room 3.48m x 3.43m
Inner Lobby
Dining Room 3.50m x 3.66m
Cellar Head
Kitchen 2.25m x 1.83m

Basement

Cellar

First Floor

Landing
Front Bedroom One 4.04m x 3.45m
with closet
Rear Bedroom Two 3.67m x 3.06m
Bathroom / WC 2.22m x 1.80m

Outside

Forecourt
Enclosed rear yard

EPC Rating

The full Energy Performance Certificate is available via our website

SOLICITORS J A Taft Conveyancing,
42 Clarence Road, Chesterfield S40
1LQ (Ref: Steven Taft)

VIEWING Monday 6th, 13th, 20th
& 27th January at 3pm prompt
Friday 10th, 17th & 24th January at
3pm prompt

