

18 92 Valentine Crescent, Sheffield S5 0NX**GUIDE PRICE: £45,000**

| VACANT HOUSE

- **Two bedroom semi-detached**
- **In need of modernisation**
- **Good size corner plot**
- **Vehicular access and garage**
- **Ample room to extend (STC)**
- **Potential for investment or owner occupation**

Ground Floor

Reception Hall
 Pantry
 Sitting Room 4.70m × 3.34m
 Kitchen 2.14m × 2.56m
 Rear Entrance Lobby
 WC
 Cupboard with modern central heating boiler

First Floor

Landing
 Front Bedroom One 3.34m × 4.67m
 Rear Bedroom Two 2.55m × 2.19m
 Bathroom/WC with white suite and shower

Outside

The property occupies a good size triangular plot with ample room to extend (STC)
 Side garden with vehicular parking
 Single prefabricated garage to the rear

EPC Rating

The full Energy Performance Certificate is available via our website

SOLICITORS Wake Smith LLP, 68 Clarkehouse Road, Sheffield S10 2LJ (Ref: Helen Paul)

VIEWING Mondays 12th, 19th & 26th May & 2nd June at 12 noon prompt. Wednesdays 14th, 21st & 28th May at 12 noon prompt.

