

- Two bedroom inner terrace
- Modernised accommodation
- Modern gas central heating
- Modern kitchen and bathroom fittings
- uPVC double glazing
- Level rear garden with store
- Requires cosmetic upgrading
- Potential for owner occupation or letting

Ground Floor

Sitting Room 3.47m x 3.01m

Inner Lobby

Dining Kitchen 4.09m x 3.44m with

a range of modern units

Under Stairs Store



First Floor

Landing

Front Bedroom One 3.04m x 3.49m

Rear Bedroom Two 4.16m x 1.88m

with closet

Bathroom/WC 3.18m x 1.49m with

white suite

Outside

Level enclosed rear garden with

outside store

EPC Rating C

The full Energy Performance

Certificate is available via our

website

SOLICITORS Taylor & Emmet, 20
Arundel Gate, Sheffield S1 2PP
(Ref: Charlotte Harris)

VIEWING Tuesdays 3, 10 & 17
February at 11.30am prompt.

