

**45 282 Ellesmere Road North, Sheffield S4 7DQ****GUIDE PRICE: £48,000+****VACANT HOUSE**

- **Three bedroom inner terrace**
- **Modernised accommodation**
- **uPVC double glazing and modern central heating**
- **Ready for immediate occupation/letting**
- **Far reaching views to the rear**

**Ground Floor**

Sitting Room 3.56m × 3.64m  
 Inner Lobby  
 Dining Kitchen 3.60m × 3.69m with modern units in white  
 Cellar Head

**Basement**

Cellar

**First Floor**

Landing  
 Front Bedroom One 3.64m × 3.56m with under stairs closet  
 Rear Bedroom Two 2.87m × 2.04m with far reaching views  
 Shower Room/WC with white suite

**Second Floor**

Attic Bedroom 3.64m × 3.94m overall with Velux window

**Outside**

Rear yard and store

**EPC Rating**

The full Energy Performance Certificate is available via our website

**JOINT AUCTIONEERS** Hills  
 Estate Agents, 31 Mansfield Road,  
 Rotherham S60 2DR



**SOLICITORS** Parker Rhodes  
 Hickmotts, 22 Moorgate Street,  
 Rotherham S60 2DA (Ref: Paula Gregory)

**VIEWING** Tuesdays 3, 10 & 17  
 February at 10.30 am prompt.  
 Thursdays 5, 12 & 19 February at  
 10.30am prompt.

