



- **Traditional detached house**
- **Large corner plot**
- **Sought after residential area**
- **Excellent modernisation opportunity**

Ground Floor

Reception Hall
 Sitting Room 3.69m x 4.08m with bay window
 Dining Room 3.78m x 4.37m
 Pantry
 Kitchen 4.55m x 1.89m

First Floor

Landing
 Front Bedroom One 4.15m x 3.67m
 Rear Bedroom Two 3.73m x 4.34m
 Front Bedroom 2.12m x 1.87m
 Bathroom 2.11m x 1.67m
 Separate WC

Outside

The property occupies a prominent corner plot with front and side gardens and block paved pathways. There is a separate driveway at the rear to a detached double garage. Store to the rear.

EPC Rating

The full Energy Performance Certificate is available via our website.

SOLICITORS Lupton Fawcett Denison Till, Synergy Building, Belgrave House, 47 Bank Street, Sheffield S1 2DR (Ref: Tricia Carter)

VIEWING Mondays 13, 20 April at 3.30pm prompt. Wednesdays 8, 15 & 22 April at 3.30pm prompt.

