

17 36 Crowder Avenue, Southey Green, Sheffield S5 7QH

GUIDE PRICE: £45,000

VACANT HOUSE

- **Three bedroom semi-detached**
- **Large level plot with room to extend**
- **Potential for car parking space**
- **In need of modernisation**
- **Excellent potential offered**

Ground Floor

Entrance Hall
Sitting Room 5.38m x 3.31m
Kitchen 3.38m x 2.68m
Pantry
Rear Entrance Lobby
Two Stores

First Floor

Landing
Front Bedroom One 2.66m x 4.30m
narrowing to 2.95 m
Front Bedroom Two 2.68m x 3.36m
with closet
Rear Bedroom Three 2.61m x 2.29m

with open aspect to the rear
Bathroom / WC 1.67 m x 1.88 m

Outside

The property occupies a large mature plot. Level forecourt garden offering potential for vehicular parking (STC) Rear good size enclosed garden area offering ample room to extend

EPC Rating

The full Energy Performance Certificate is available via our website



SOLICITORS:

Taylor & Emmet,
20 Arundel Gate, Sheffield S1 2PP
(Ref: Ross Ward)

VIEWING:

Mondays 11th and 18th May at 11.30 am prompt.
Wednesdays 13th, 20th and 27th May at 11.30 am prompt. Friday 29th May at 11.30 am prompt.