

- **Stone fronted inner terrace**
- **Two reception rooms and kitchen**
- **Three first floor bedrooms and bathroom**
- **Includes accommodation above the adjoining shop**
- **Requires some upgrading**
- **Potential for owner occupation or letting**

**Ground Floor**

Sitting Room 3.90m x 3.89m with ornate fire surround and living flame gas fire

Living Room 3.95m x 3.89m with fire surround and living flame gas fire

Kitchen 3.02m x 2.23m (no units)

**First Floor**

Landing

Front Bedroom One 3.92m x 3.67m

Front Bedroom Two 3.74m x 3.76m with built-in wardrobe

Rear Bedroom Three 4.00m x 3.54m

Bathroom / wc 3.01m x 2.74m with white suite

**Outside**

Forecourt

Rear enclosed yard

Long rear garden

**SOLICITORS** Lupton Fawcett,  
Velocity House, 3 Solly Street,  
Sheffield S1 2EB  
(Ref: Mrs Patricia Carter)

**VIEWING** By appointment with the  
Auctioneers 0114 276 0151

