

- **Traditional semi-detached property**
- **Imposing position set above road level**
- **Well proportioned accommodation**
- **Convenient location for centre amenities**
- **Potential for offices or residential (subject to consents)**
- **Potential for off street parking by way of a licence**
- **Interesting opportunity**
- **Suit investor or owner occupier**

**Ground Floor**

Entrance Hall

Living Room 3.70m x 3.60m with bay window

Dining Room 3.50m x 3.60m

Kitchen 3.00m x 3.60m

Lobby / wc

**First Floor**

Landing

Front Room 3.60m x 4.10m

Front / Bathroom 1.80m x 2.10m

Rear Room 4.10m x 3.60m

Rear Room 3.00m x 3.60m

**Outside**

Raised front garden

Shared rear yard

**SOLICITORS:** Gichard & Co,  
Guyscliff, 29-33 Doncaster Gate,  
Rotherham S65 1DF (Ref: Mr J  
Barlow / Mr J Copestake)

**VIEWING ARRANGEMENTS AND  
ENQUIRIES**

Contact Mark Renshaw MRICS –  
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