

13 127 Popple Street, Page Hall, Sheffield S4 8JL

GUIDE PRICE: £35,000–£40,000

VACANT HOUSE

- **Two bedroom inner terrace**
- **Gas fired central heating**
- **uPVC double glazing**
- **Extended ground floor shower room**
- **Potential for investment or owner occupation**

Ground Floor

Sitting Room 3.61m × 3.63m
 Kitchen 3.37m × 2.74m with a range of units and appliances
 Cellar Head
 Rear Entrance Lobby with plumbing for washing machine
 Modern Shower Room 2.15m × 1.69m with white suite

Basement

Cellar

First Floor

Landing
 Front Bedroom One 3.65m × 3.65m
 Rear Bedroom Two 3.38m × 2.76m

Outside

Rear garden

Energy Performance Certificate

The front page of the EPC is included in the Appendix section of the catalogue and the full certificate is available to view on our website

SOLICITORS OMW Solicitors, Worthington House, 146 High Street, Burton on Trent, Staffordshire DE14 1JE (Ref: Mrs S D Woodall)

VIEWING

Mondays
 7th, 14th, 21st & 28th
 May at 10.30am prompt.
 Thursdays
 10th, 17th & 24th
 May at 10.30am prompt

