17 226 Darnall Road, Darnall, Sheffield S9 5AN
GUIDE PRICE: £80,000–£90,000

- Substantial three storey detached
- Prominent corner plot with car parking
- Originally a sales shop with living accommodation
- Currently comprises two reception rooms, kitchen, four bedrooms and bathroom
- Potential for a variety of uses including flats (STC)
- Central heating and double glazing
- Excellent potential offered

**Ground Floor**
- Sitting Room 4.31m × 3.99m
- Inner Lobby
- Under Stairs Store
- Sitting Room 4.69m × 3.93m
- Side Entrance Lobby
- Kitchen 3.92m × 3.17m

**First Floor**
- Landing
- Front Bedroom One 3.95m × 4.30m
- Rear Bedroom Two 3.94m × 3.65m with closet

**Second Floor**
- Landing
- Attic Bedroom Three 3.93m × 4.26m with closet
- Attic Bedroom Four 3.63m × 1.73m
- Bathroom/WC 2.41m × 2.10m

**Outside**
- Forecourt car parking
- Enclosed rear yard with outside WC

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** Sharif & Co, 374 Sheffield Road, Tinsley, Sheffield S9 1RQ (Ref: Mr Liaqat Sharif)
**VIEWING** Mondays 7th, 14th, 21st & 28th May at 11.30am prompt.

18 Plot 130 Market Street, Clay Cross, Chesterfield S45 9NE
GUIDE PRICE: £25,000+

- Single building plot
- Level rectangular shaped site with further driveway and landscaping area
- Approximately 160 square metres (0.064 acres)
- Former planning consent for a two storey three bedroom detached house
- Convenient location for Clay Cross centre

**Planning**
The property has planning permission reference 06/01334/0L as part of the wider development. Details can be downloaded via the Auctioneer’s website. The local planning authority is North East Derbyshire District Council Tel: 01246 231 111.

**Directions**
Access from Bridge Street, onto Dewley Way (part of the Taylor Wimpey development), bearing left and then right to the head of the cul de sac, parking in the designated space 20. The land is to the far side of the footpath

**SOLICITORS** Harold G Walker Solicitors, 33A Bargates, Christchurch, Dorset BH23 1QD (Ref: Emma King)
**VIEWING** On site at any reasonable time

19 53 Eskdale Road, Hillsborough, Sheffield S6 1SL
GUIDE PRICE: £80,000–£90,000

- Attractive stone fronted inner terrace
- Level position in popular location
- Modern roof covering
- Gas fired central heating
- Requires some updating
- Potential for owner occupation or letting

**Ground Floor**
- Sitting Room 4.03m × 3.56m with bay window
- Inner Lobby
- Dining Room 3.59m × 3.62m
- Cellar Head
- Kitchen 2.08m × 1.77m

**Basement**
Cellar

**First Floor**
- Landing
- Front Bedroom One 3.58m × 3.42m with closet and stripped pine floor

**Second Floor**
- Attic Bedroom Three 3.57m × 3.93m

**Outside**
- Forecourt and good size 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** Morton Price, Belmayne House, 99 Clarkehouse Road, Sheffield S10 2LN (Ref: Mr Stephen Price)
**VIEWING** Mondays 7th, 14th, 21st & 28th May at 2pm prompt.

www.markjenkinson.co.uk