

# 112 Industry Street, Walkley, Sheffield S6 2WX

**GUIDE PRICE: £95,000+**

**VACANT HOUSE**

- **Attractive stone fronted inner terrace**
- **Popular cul-de-sac location**
- **In need of complete modernisation**
- **Two first floor bedrooms and large attic room that could be split**
- **Retains original stripped pine doors and shutters**
- **Convenient for facilities on South Road**
- **Excellent potential offered**

## Ground Floor

Sitting Room 4.55m x 3.58m with bay window and original shutters  
 Inner Lobby  
 Dining Kitchen 3.95m x 3.60m  
 Cellar Head

## Basement

Cellar

## First Floor

Landing  
 Front Bedroom One 3.60m x 3.63m

with under stairs closet  
 Rear Bedroom Two 3.12m x 2.20m  
 Bathroom /WC 3.09m x 1.21m

## Second Floor

Attic Bedroom Three 3.59m x 8.45m (into the eaves) with rear facing dormer and front facing Velux window

## Outside

The property is set back from Industry Street with front garden and passageway to a rear yard



**SOLICITORS:** Wrigleys Solicitors LLP, 3rd Floor, Fountain Precinct, Balm Green, Sheffield S1 2JA (Ref: Maria Clark)

## VIEWING:

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