

20 12 Ringinglow Road, Sheffield S11 7PP

GUIDE PRICE: £175,000+

VACANT HOUSE

- Outstanding restoration project
- Large stone fronted semi-detached
- In need of complete modernisation
- Four first floor bedrooms
- Large attic space offering additional potential
- First class residential area
- Good size plot with driveway and potential for garage
- Of interest to builders and developers

Ground Floor

Reception Hallway
 Cloakroom 1.77m x 2.17m with WC and wash basin
 Sitting Room 3.63m x 5.33m with bay window
 Dining Room 3.93m x 4.35m
 Utility Room 2.54m x 2.16m
 Breakfast Kitchen 3.41m x 3.67m with cream Aga and pantry

First Floor

Landing
 Front Bedroom One 5.09m x 3.63m
 Rear Bedroom Two 3.97m x 4.34m
 Rear Bedroom Three 2.80m x 2.60m
 Front Bedroom Four 4.39m x 2.70m
 Bathroom 2.47m x 2.30m
 Separate WC
 From the first floor a foldaway ladder leads to a large roof space offering potential for additional bedrooms (subject to appropriate consent)

Outside

The property occupies a good size plot with driveway to the side and potential for a garage (subject to appropriate consent)

SOLICITORS: HLW Keeble Hawson LLP, Old Cathedral Vicarage, St James' Row, Sheffield S1 1XA (Ref: Miss Linda Gregory)

VIEWING: Saturdays 5th, 12th 19th & 26th January at 11am prompt
 Wednesdays 9th, 16th & 23rd January at 11am prompt

