

# 43 Wansfell Road, Grimethorpe, Sheffield S4 8BE

GUIDE PRICE £30,000–£35,000

VACANT HOUSE

- Two bedroom end terrace
- uPVC double glazing
- Gas fired central heating
- Requires some updating
- Convenient location
- Potential for owner occupation or letting

## Ground Floor

Sitting Room 3.65m x 3.70m

Breakfast Kitchen 3.61m x 2.61m

Cellar Head

Bathroom / WC with white suite and shower

## Outside

Good size rear yard

## Basement

Cellar

## EPC Rating E

A full copy of the EPC will be available to view via our website

## First Floor

Landing

Front Bedroom One 3.65m x 3.78m  
with built-in wardrobes

Rear Bedroom Two 3.62m x 1.77m

## VIEWING

Fridays 6th, 13th, 20th  
& 27 January at 1.30pm  
prompt

Tuesdays 10th, 17th &  
24th January at 1.30pm  
prompt

## SOLICITORS

PM Law PM House  
250 Shepcote Lane  
Sheffield S9 1TP

