

- **Four bedroom inner terrace**
- **Larger than average accommodation**
- **In need of modernisation**
- **Level rear garden**
- **Gas central heating**
- **Potential for owner occupation or investment**
- **Popular location**

Ground Floor

Reception Hall
 Sitting Room 3.62m x 3.94m
 Dining Room 4.77m x 3.74m
 Kitchen 3.01m x 2.33m

Basement

Cellar

First Floor

Landing
 Front Bedroom One 4.74m x 3.95m
 with closet
 Rear Bedroom Two 2.97m x 2.97m
 Bathroom /WC 2.96m x 1.69m

Second Floor

Landing
 Front Bedroom Three 2.80m x
 4.79m with Velux window
 Rear Bedroom Four 4.79m x 3.77m
 maximum with Velux window

Outside

Raised forecourt
 Rear garden

EPC Rating

A full copy of the EPC will be
 available to view via our website
JOINT AUCTIONEERS:
 Fairways Estate Agents, 356
 Meadowhead, Sheffield S8 7UJ

**VIEWING**

Tuesdays 15th, 22nd & 29th August
 at 1.30pm prompt
 Thursdays 17th, 24th & 31st August
 at 1.30pm prompt
SOLICITORS Coates Solicitors Ltd
 62-64 High Street Sheffield S20 5AE

