

1 10 Siemens Close, Tinsley, Sheffield S9 1UN

***GUIDE PRICE £30,000–£35,000**

VACANT HOUSE

- **Three bedroom inner terrace**
- **Gas central heating**
- **uPVC double glazing**
- **Modern kitchen and bathroom fittings**
- **Requires some upgrading**
- **Potential for owner occupation or investment**

Ground Floor

Sitting Room 4.34m x 3.67m with bay window
 Inner Lobby
 Dining Kitchen 3.70m x 3.58m
 Cellar Head
 Rear Entrance Lobby
 Bathroom / WC with modern white suite

First Floor

Landing
 Front Bedroom One 3.3m x 3.73m
 Rear Bedroom Two 3.74m x 2.86m

Second Floor

Attic Bedroom Three 3.71m x 4.21m with rear facing dormer window

Outside

Forecourt
 Rear yard and brick built WC

Tenure

The property is Leasehold for 200 years from 1st May 1899.

Note

The Purchaser will be responsible for a contribution towards the Council's legal and Surveyor's costs

based on 3% of the consideration subject to a minimum of £3,500

EPC Rating

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

VIEWING

Call at the property Mondays 8th, 15th, 22nd & 29th January at 11.15am prompt. Wednesdays 10th, 17th & 24th January at 11.15am prompt
SOLICITORS Sheffield City Council
 Pinstone Street Sheffield S1 2HH



ON INSTRUCTIONS FROM
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 City Council

