

- Spacious three bed end town-house
- Good size corner plot with rear driveway
- Ready for immediate occupation / letting
- uPVC double glazing and gas central heating
- Offered for sale by auction for quick sale
- Potential to owner occupier or investor
- Popular residential location

#### Ground Floor

Front Entrance Hall  
 WC with wash basin  
 Lounge 4.57m x 3.75m  
 Dining Kitchen 2.68m x 6.50m  
 Rear Entrance Hall / Utility 5.40m x 1.48m

#### First Floor

Landing with two stores  
 Bedroom One 4.99m x 2.81m  
 Bedroom Two 3.71m x 2.57m  
 Bedroom Three 4.58m x 2.66m  
 Bathroom / WC 1.84m x 2.00m

#### Outside

The property occupies a good size corner plot  
 Forecourt with store  
 To the rear is a large enclosed garden gated to a block paved driveway

#### EPC Rating E

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

#### VIEWING

Tuesdays 20th, 27th March & 3rd April at 9.30am prompt  
 Thursdays 22nd, 29th March & 5th April at 9.30am prompt

**SOLICITORS** Walker & Co 82 High Street Maltby S66 7BN

