



- Substantial semi-detached house
- Good size plot with gardens and car parking
- Some improvements already carried out
- Potential for owner occupation or investment
- Popular location
- Excellent potential offered

Ground Floor

Entrance Hall
Under Stairs Store
Sitting Room 5.16m x 3.19m
Kitchen 3.97m x 3.19m with solid fuel Rayburn stove
Rear Entrance Hall / Utility 2.56m x 1.82m

First Floor

Landing
Bedroom One 5.17m x 3.15m with built-in wardrobes
Bedroom Two 4.16m x 2.52m
Shower Room / WC 2.62m x 1.51m with modern white suite

Outside

Front garden area with driveway providing car parking space
Rear paved area joining the kitchen door
Good size mature garden with raised decked area, greenhouse and timber stores

EPC Rating D

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

VIEWING

Strictly by appointment with the auctioneers 0114 2760151

SOLICITORS Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP

