

- **Extended three bedroom inner terrace**
- **Partially modernised and requiring completion**
- **Popular location near Treeton Dyke with open aspect**
- **Easy access to Sheffield and the motorway network**
- **Refurbished bathroom with new suite and shower**
- **Large attic room with potential for splitting**
- **Two reception rooms and extended kitchen**
- **Modern gas fired central heating**
- **Excellent potential offered**

Ground Floor

Entrance porch

Lounge 3.49m x 3.96m

Inner lobby

Dining/living Room 3.92m x 4.26m

Under stairs store

Kitchen 3.20m x 3.21m

First Floor

Landing

Front bedroom 1 3.95m x 3.49m
with closet

Rear bedroom 2 2.63m x 1.81m

with open aspect to the rear
Modern bathroom/WC 2.68m
x 1.99m with new white suite
including integral shower & towel
rail

Rear bedroom 3 2.62m x 1.81m

Second Floor

Attic bedroom 3.58m x
approximately 7m with front facing
dormer, rear facing velux window

Note: The floor to the attic room is incomplete, interested parties are advised to exercise extreme caution whilst viewing

Outside

Forecourt

Rear garden area

EPC Rating

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

VIEWING

Mondays 7th, 14th, 21st, 28th

January at 11am prompt

Thursdays 3rd, 10th, 17th, 24th

January at 11am prompt

SOLICITORS

Beverley Morris & Co

35 Montpelier Vale London SE3 0TJ

