

# 30 9 Marcliff Crescent, Listerdale, Rotherham, South Yorkshire S66 2AU

GUIDE PRICE £175,000

VACANT BUNGALOW

- Two bedroom detached bungalow
- Freehold plot of approximately 855sqm (0.21of an acre)
- Sought after private estate location
- Potential for extension or rebuilding
- In need of general modernisation
- Excellent potential offered

## Ground Floor

Reception Hallway

Sitting Room 5.02m x 3.37m

Dining Kitchen 4.75m x 3.34m

Bathroom/WC 2.38m x 1.77m

Rear Bedroom 3.92m x 3.30m

Front Bedroom 2 3.93m x 3.35m

## Outside

The property occupies a plot of approximately 855sqm (0.21 of an acre) with driveway to the side with mature front & rear gardens. Integral Store & greenhouse

## Planning

Interested parties are advised to make their own enquiries in respect of possible alterations to the property.

## EPC Rating

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

## VIEWING

Externally on site any reasonable time.

Internally by appointment with the auctioneers 0114 2760151

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

