



- **Substantial double fronted inner terrace**
- **Recent conversion to provide high standard of residential accommodation**
- **Layout comprises two bedroom apartments (currently merged)**
- **Worthy of an internal inspection**
- **Rear yard with separate vehicular access & Outbuildings**
- **Potential for ongoing investment or specific family use**

Ground Floor

Entrance Hallway
 Sitting Room 5.51m x 2.68m opening to 3.95m
 Front Bedroom 3.96m x 3.09m
 Bathroom/WC 3.40m x 1.51m
 Kitchen 2.86m x 3.20m with comprehensive range of appliances
 Dining Kitchen 3.57m x 1.11
 Rear Bedroom 3.77m x 3.30m
 Rear Entrance Lobby
 Shower Room/WC 2.12m x 1.37m

First Floor

Landing
 Front Sitting Room 7.15m x 4.12m opening to 5.12m
 Rear Bedroom 2.67m x 4.28m
 Rear Bedroom 2.66m x 3.54m

Outside

The property occupies a good size plot with separate vehicular access via a service road with gated entrance & car parking space. There is also a substantial brick building 7.38m x 3.41m with first floor (no access).
 Store/Utility Room 3.60m x 2.03m

Building Regulations

A completion certificate dated 14th January 2020 is available to view via the website REF: N2013/284BN

EPC Rating

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

VIEWING

At present we are taking details of interested parties with a view to arranging internal viewings after the current lockdown period and before the online auction. Please email your details to enquiries@markjenkinson.co.uk

SOLICITORS

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