

- **Two bedroom semi-detached house**
- **In need of general modernisation**
- **Good size plot with room to extend**
- **Driveway & garage**
- **Of interest to builders & investors**

**Ground Floor**

Entrance Hall – 1.74m max × 2.55m max

Lounge – 5.93m × 2.9m widening to 3.42m

Kitchen – 3.32m max × 2.25m max

**First Floor**

Landing

Front Double Bedroom – 4.34m × 2.96m + store over stairs

Rear Double Bedroom – 2.93m × 3.57m

Bathroom 1.92m × 1.67m

**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  
reception@markjenkinson.co.uk

**SOLICITORS**

Pennine Law, PO Box 259 1 Crown House Penistone, Sheffield S36 6HX

