



- Three bedroom detached property located in the heart of one of Sheffield's most sought after residential areas
- Good size plot with potential for extending
- Block paved driveway with 2 access points & double garage
- Excellent potential offered

Ground Floor

Entrance hall
 Living room 5.46 m x 3.64 m
 Inner lobby
 Downstairs WC
 Conservatory 4.0 m x 3.21 m
 Kitchen 3.44 m x 2.10 m
 Dining room 4.54 m x 3.25 m

First Floor

Landing
 Bedroom One 5.46 m x 3.46 m
 Bedroom Two 4.41 m x 2.70 m
 Bedroom Three 2.86 m x 2.62 m
 Family bathroom 2.56 m x 1.64 m

Outside

Front block paved driveway with two entrances. Mature gardens and patio
 Double garage 5.23 m x 4.57 m

EPC Rating

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

VIEWING

Viewing by appointment with the joint auctioneers, Andersons 0114 2834050



SOLICITORS

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