



- Attractive stone built cottage with considerable character
- Quiet back water position
- Close to Concord Park
- Requires general modernisation
- Enclosed front garden, car parking & out buildings
- uPVC windows
- Three first floor bedrooms, shower room, 2 reception rooms, kitchen & ground floor bathroom
- Convenient for motorway network, Firth Park shops & Meadowhall
- Excellent potential offered

Ground Floor

Entrance Porch
 Kitchen 6.46m x 2.67m
 Under Stairs Store
 Living Room 4.05m x 3.83m
 Bathroom/WC 1.93m x 1.71m
 Store 1.95m x 0.87m
 Living Room 4.52m x 4.37m

First Floor

Bedroom One 4.27m x 4.57m
 Bedroom Two 3.88m x 3.88m
 Bedroom Three 3.05m x 2.84m
 Shower Room/WC 1.88m x 0.92m

Outside

The property occupies a good size plot with enclosed front garden/out buildings

EPC Rating F

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

VIEWING

Strictly by appointment with the auctioneers 01142760151
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SOLICITORS

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