

1 70 Nairn Street, Crookes, Sheffield, South Yorkshire S10 1UN

GUIDE PRICE £140,000*

VACANT HOUSE

- **Larger than average stone fronted inner terrace**
- **In need of complete modernisation**
- **Level position in this sought after location**
- **Accommodation over passageway**
- **Rear garden**
- **Of interest to builders & investors**
- **Excellent potential offered**

Ground Floor

Bay Window Sitting Room 4.41m x 3.58m

Inner Lobby

Dining Kitchen 3.61m x 3.55m

Cellar Head

Basement

Cellar

First Floor

Landing

Front Bedroom One 4.88m x 3.64m with Closet

Bathroom/WC 2.70m x 1.74m

Rear Bedroom Two 2.77m x 3.03m

Second Floor

Attic Bedroom Three 4.88m x 2.84m with rear facing Velux window

Outside

Forecourt and good size rear garden

EPC Rating

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

VIEWING

Strictly by appointment with the auctioneers 01142760151 or reception@markjenkinson.co.uk

SOLICITORS

Taylor & Emmet LLP, Arundel Gate, Sheffield S1 2PP

