

3 10 Woodgrove Road, Wincobank, Sheffield, South Yorkshire S9 1NX

GUIDE PRICE £45,000 PLUS*

VACANT HOUSE

- **Two bedroom inner terrace**
- **Convenient for Meadowhall & motorway network**
- **Requires general improvement**
- **Potential for owner occupation or investment**
- **In need of general upgrading**
- **Double glazing & central heating**
- **Rear garden**

Ground Floor

Sitting Room 4.24m x 3.90m
Kitchen 2.90m x 3.04m
Cellar Head

Basement

Cellar

First Floor

Landing
Front Bedroom One 3.89m x 3.35m
Bathroom/WC 2.63m x 3.06m with white suite

Second Floor

Attic Bedroom Two 2.89m x 2.77m
with Velux Window

Outside

Good size rear garden area

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 276 0151
or reception@
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SOLICITORS

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