

- Substantial extended inner terrace
- Comprises two spacious apartments
- Previously generating £1,000pm (£12,000pa)
- Rear yard with potential for vehicular parking
- First floor requires cosmetic improvement
- Excellent potential offered
- Walking distance of local shopping facilities

**61****Ground Floor Flat**

Entrance Hallway

Front Bedroom 4.26m × 3.22m

Dining Room/Bedroom 3.98m × 3.19m

Breakfast Kitchen 5.62m × 2.61m

Bathroom/WC 2.27m × 2.57m

Bedroom 4.98m × 3.58m with rear door

**61a****Ground Floor**

Rear Entrance

Kitchen 3.56m × 3.12m

Bathroom 2.56m × 2.37m

**First Floor**

Landing

Front Room 4.36m × 4.92m

Rear Room 4m × 2.21m opening to 4.41 with closet

Rear Bedroom 3.57m × 3.09m

Rear Bedroom 2.45m × 2.75m

**Outside**

Rear Yard

**EPC Rating E**

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

**VIEWING**By appointment with Adrian Little  
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