

LOT **1**

69 Dundas Road, Tinsley, Sheffield,
South Yorkshire S9 1SU

GUIDE PRICE £35,000*

VACANT HOUSE

- **Two bedroom inner terrace**
- **In need of modernisation**
- **UPVC windows & gas central heating**
- **Larger than average front bedroom**
- **Rear garden**
- **Convenient for M1 & Meadowhall**
- **Potential for owner occupation or ongoing investment**

Ground Floor

Sitting Room 3.59m x 3.60m
Kitchen 2.76m x 2.75m
Cellar Head
Rear Entrance Lobby

EPC Rating

The full Energy Performance Certificate is available via our website

VIEWING

Mondays 2nd, 9th, 16th & 23rd May at 10.30am prompt & Wednesdays 4th, 11th & 18th May at 10.30am prompt.

Basement

Cellar

First Floor

Landing
Front Bedroom One 4.91m x 3.60m
Rear Bedroom Two 2.73m x 2.78m
Bathroom/WC 2.80m x 1.14m

Outside

Forecourt & good size rear garden

