

LOT **19** 22 Don Avenue, Off Langsett Avenue,  
Sheffield, South Yorkshire S6 4AE

**GUIDE PRICE £325,000\***  
VACANT BUNGALOW

- **Spacious 3 bedroom detached bungalow**
- **Offered by auction for quick sale**
- **Cul-de-sac setting off Langsett Avenue - easy reach of tram stop**
- **Good size rear garden and large integral garage**
- **Three bedrooms, en-suite shower/ WC and bathroom**
- **Spacious lounge, dining room, kitchen and utility room**
- **Gas central heating and double glazing**
- **Requires some updating**

#### **Accommodation**

Side Entrance Hall

Bedroom 1 3.00m x 3.98m with

Ensuite Shower/WC

Bedroom 2 2.99m x 4.04m

Bedroom 3 2.98m x 2.52m

Bathroom/WC 2.08m x 2.97m

Dining Room 4.64m x 4.42m

Lounge 4.40m x 4.46m

Kitchen 2.52m x 4.04m

Utility Room 2.27 x 2.28m

Garage 5.64 m x 4.24m

#### **EPC Rating D**

#### **VIEWING**

Mondays 2nd, 9th, 16th & 23rd May

at 9.30am prompt & Wednesdays

4th, 11th & 18th May at 9.30am

prompt

