



## Buy -

## A two bedroomed terrace property set within S2 in need of full modernisation!

## — from Spences.

- · In need of full modernisation
- · Two bedroom terraced house
- Excellent location for transport links
- · Great amenities
- Freehold
- EPC Rating F
- Council tax Band A Sheffield City Council
- NO CHAIN
- Renovation project for DIY enthusiasts and investors











£120,000









## Floorplan

Cellar
Approx. 12.5 sq. metres (134.4 sq. feet)

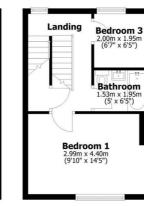
Cellar
5.38m x 3.51m

(17'8" x 11'6")

Kitchen
3.62m x 3.51m
(11'11" x 11'6")

Lounge
3.00m x 3.51m
(9'10" x 11'6")

**Ground Floor** 



First Floor

Approx. 29.6 sq. metres (318.5 sq. feet)



Total area: approx. 87.3 sq. metres (939.2 sq. feet)

All measurements are approximate Yorkshire EPC & Floor Plans Ltd Plan produced using PlanUp.



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Viewing: Via the Agents

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