



- **Three bedroomed semi-detached house** • **Off road parking** • **Double glazing** • **Central heating** • **Large basement room**

A three bedroom semi-detached built in 1901, now vacant and requiring a full scheme of refurbishment to appeal to local builders, investors or those looking for a DIY project. The house has off road parking, double glazing, central heating and a large basement room ripe for conversion to create additional accommodation if required.

Situated The property is situated on a popular road within a sought after area with families and young professionals. There are excellent local schools serving the area, amenities are only a short walk away, as well as both Meersbrook Park and Graves Park offering recreational facilities. Meersbrook is towards the South of Sheffield, multiple road and bus routes to and from the centre and the Peak National Park is only a 10 minute drive away.

Lower Ground Floor Basement and cellar room offering potential for conversion (subject to all necessary planning permissions and consents).

Ground Floor Hall, bay windowed lounge, dining room and kitchen

First Floor Three bedrooms and bathroom/WC

Second Floor Attic bedroom four

Outside Small car pull in/driveway and yard to rear.

Tenure TBC

EPC Rating E

Auction Valuer
Andrew Winter BSC MRICS

Note Any plans and measurements shown are for

information only, are not to scale and cannot be relied on. Any buyers considering extension or build potential must make their own enquiries pre auction bidding. The property and land is sold as seen. The auctioneers were unable to inspect the property at the time of print. Purchasers are deemed to have relied upon their own enquiries and inspections as to the internal layout of the property.

Viewing

Strictly by appointment with joint agent Blundells Woodseats 0114 255 5651 Any viewers of this property are advised to take extra care due to its landscape and condition. Suitable footwear is required and no children will



be permitted. Blundells Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site, land or roads accessing the house. For any other general auction enquiries please call or email the auction team 0114 254 1185 auctions@countrywide.co.uk