

## LOT 8

Two self contained flats, one bedroom ground floor flat and one three bedroom duplex flat



### 111 & 113 Manchester Road, Thurlstone, Sheffield S36 9QS

**DESCRIPTION:** This traditionally built, mid terraced house has been converted into two self contained flats. The ground floor flat having the benefit of central heating where specified and one double bedroom. The first floor flat has three bedrooms, good size kitchen and central heating where specified.

**ACCOMMODATION:**

**Ground floor flat:** Lounge, dining kitchen, bedroom, bathroom, rear lobby.

**First floor flat: Level 1:** Inner lobby, dining kitchen, lounge, bathroom, bedroom one.

**Level 2:** Landing, two further bedrooms.

**TENURE:** Freehold.

**VENDOR'S SOLICITORS:** Eversheds LLP, 1 Callaghan Square, Cardiff, South Glamorgan CF10 5FT, tel: 02920 471147.

**VIEWING:** By arrangement with the Joint Auctioneers: William H Brown, 11 Regent Street South, Barnsley, South Yorks SY0 2HT, tel: 01226 733456.

**Guide Price - £120,000**

**PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT**