





A FOUR BEDROOM SEMI-DETACHED HOME in need of refurbishment throughout, offered for sale with **NO UPPER CHAIN**, close to excellent amenities and is well located for easy access to the City Centre, Thameslink and the motorway network.

Asking Price: £575,000

The accommodation is arranged over two levels and comprises an entrance hall, living room, dining room, kitchen and fourth bedroom with an ensuite shower room. On the first floor there are three bedrooms, bathroom and separate WC. Externally, there is a front garden with side access to a rear garden with useful outbuilding.

The property does require modernisation but offers a buyer a wonderful opportunity to extend and refurbish to create a wonderful family home in an excellent sought after location, (subject to obtaining the necessary planning consents.)



**Collinson
Hall**



COTTONMILL LANE

Entrance Hall

Living Room 4.07m x 3.99m (13'4" x 13'1").

Dining Room 3.34m x 3.04m (10'11" x 10').

Kitchen 2.53m x 2.46m (8'4" x 8'1").

Bedroom 4 4.74m x 1.82m (15'7" x 6').

Shower Room

Bedroom 1 3.99m x 3.63m (13'1" x 11'11").

Bedroom 2 3.63m x 3.04m (11'11" x 10').

Bedroom 3 3.01m x 2.24m (9'11" x 7'4").

Bathroom

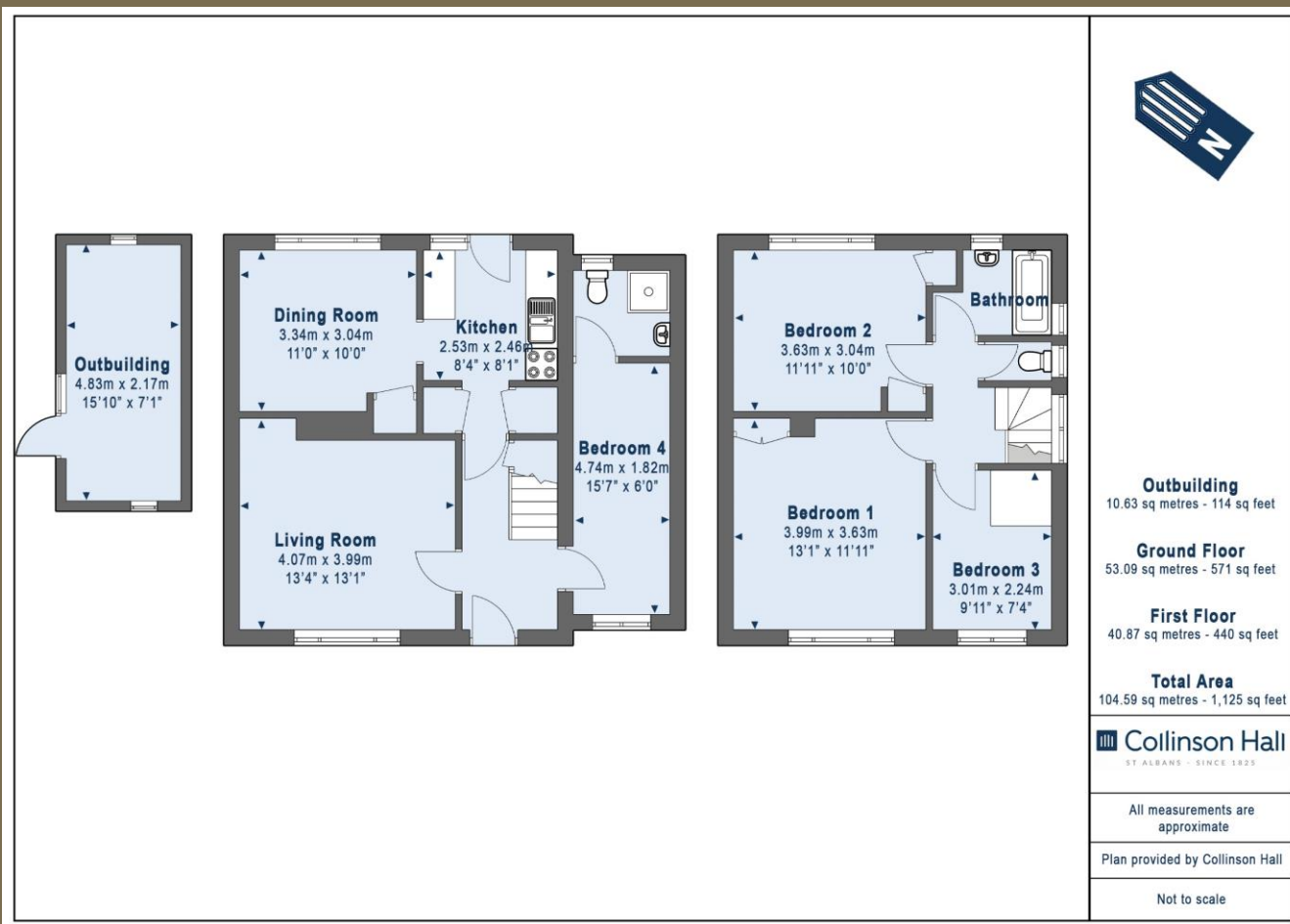
WC

Garden

Outbuilding 4.83m x 2.17m (15'10" x 7'1").







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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