



## Hawthorn Villa, 162 Springvale Road, Birkendale, Sheffield, S6

Asking Price £500,000

- NO ONWARD CHAIN
- Three double bedrooms and one single bedroom/study
- Beautiful garden
- Detached home
- Stunning period features
- Quiet road
- Two reception rooms
- Off street parking and detached garage
- Easy access to the city centre



## 162 SPRINGVALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 114.4 SQ M / 1232 SQ FT

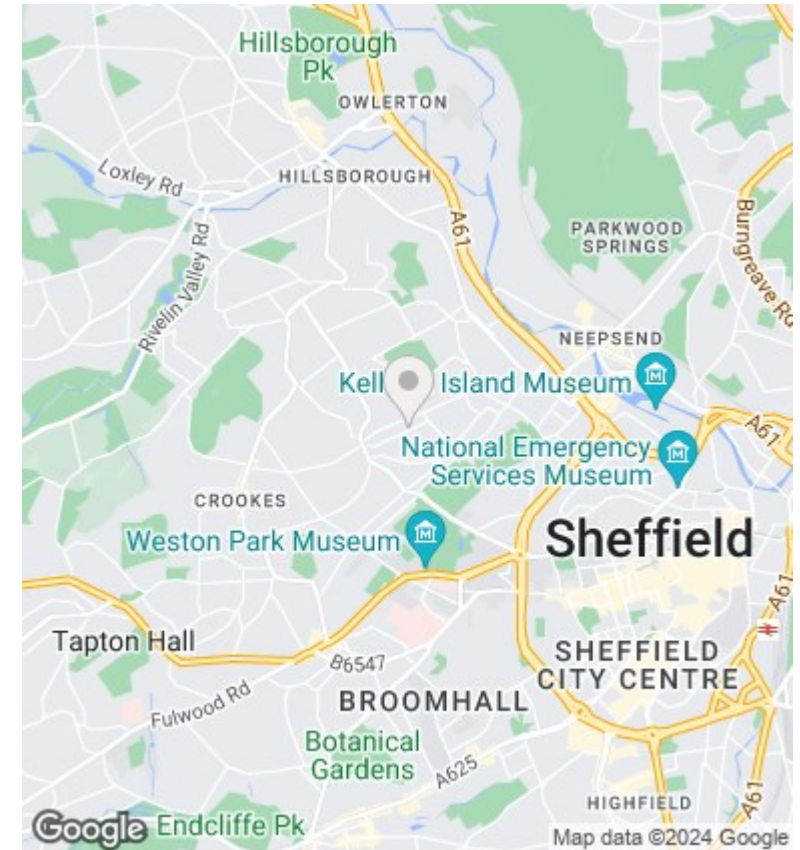
CELLAR = 17.6 SQ M / 189 SQ FT

GARAGE / STORE = 34.8 SQ M / 374 SQ FT

TOTAL = 166.8 SQ M / 1795 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale.



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	