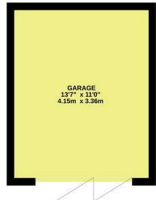


## 116 Waller Road, Rivelin, Sheffield, S6 5DQ

Asking Price £260,000

- No onward chain
- Private
- Garage/store
- Downstairs WC
- Incredible views
- South-East facing rear garden
- Close to Crookes, Walkley and Hillsborough
- Semi-detached
- Three bedrooms
- Kitchen/diner

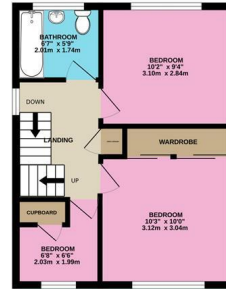
BASEMENT  
150 sq ft. (14.0 sq.m.) approx.



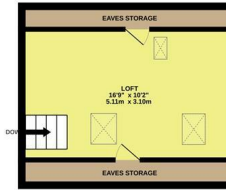
GROUND FLOOR  
363 sq ft. (33.7 sq.m.) approx.



1ST FLOOR  
363 sq ft. (33.7 sq.m.) approx.

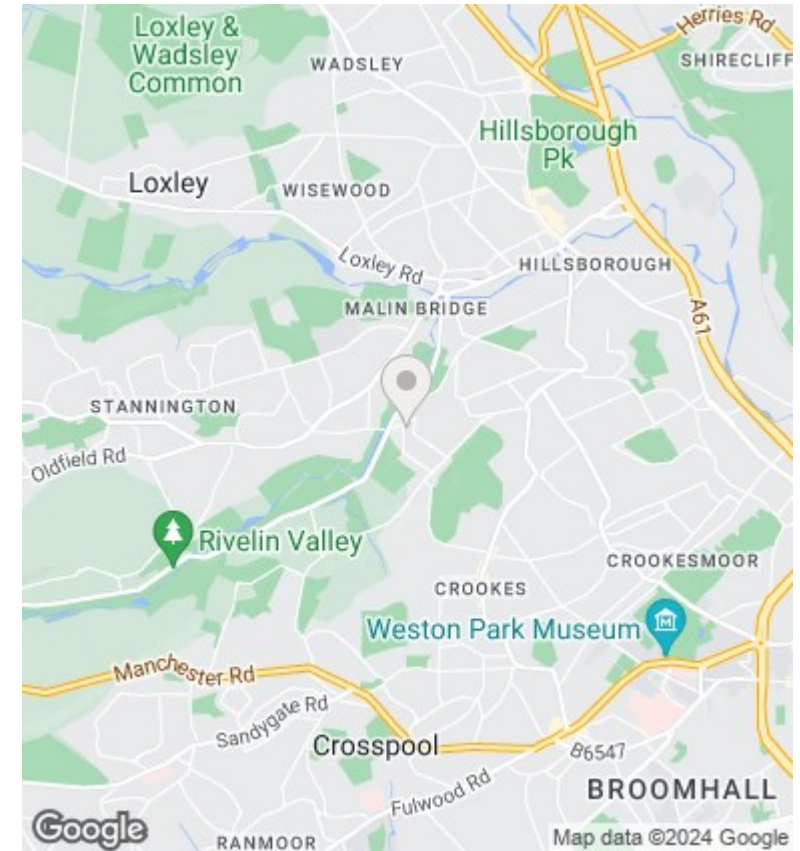


2ND FLOOR  
233 sq ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		70	
(69-80) C			
(55-68) D			
(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	