



## 5 Watt Lane, Crosspool, Sheffield, S10 5NJ

Asking Price £350,000

- Detached bungalow
- Short walk to local shops, cafes, pubs and restaurants
- Freehold
- Large South-East facing rear garden
- Close to bus stop
- Two double bedrooms
- Council tax band C

## 5 WATT LANE

APPROXIMATE GROSS INTERNAL AREA = 95.8 Q M / 1031 SQ FT

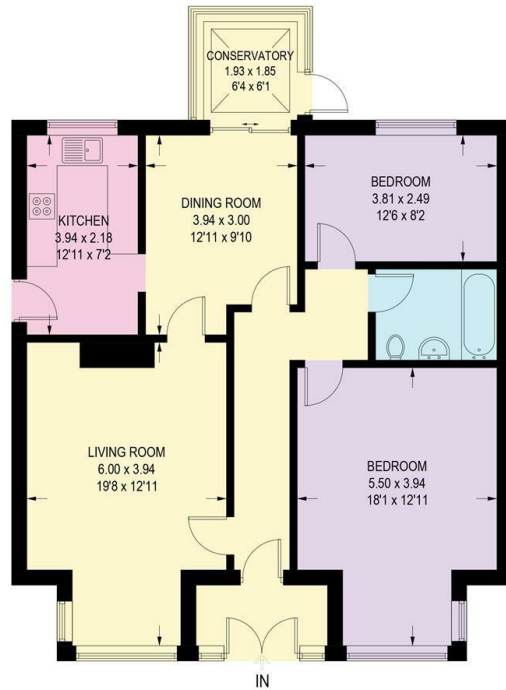
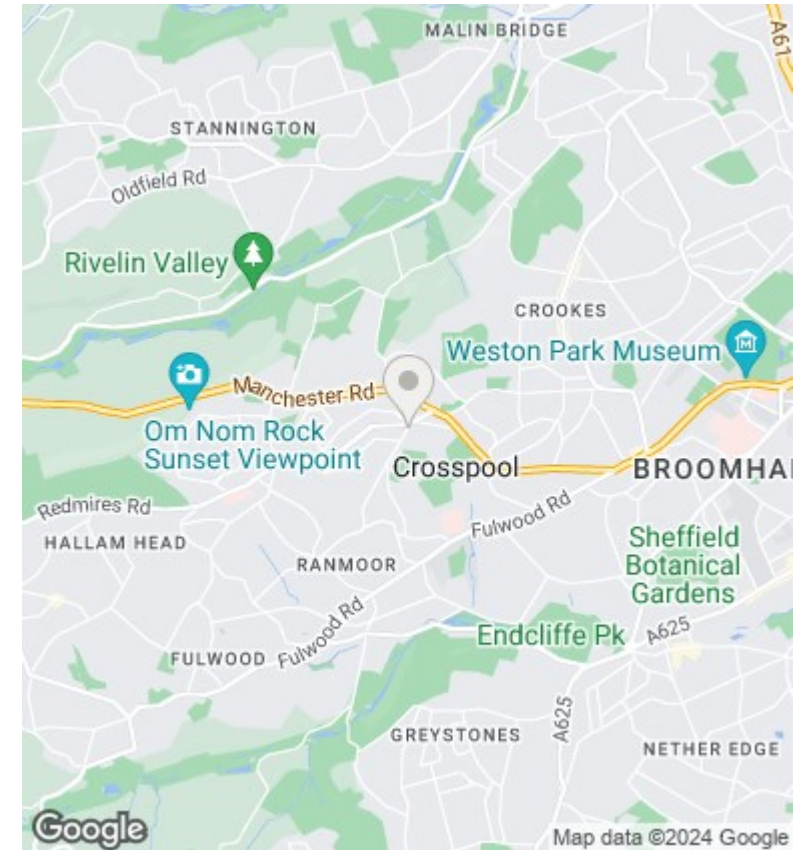


Illustration for identification purposes only, measurements are approximate, not to scale.



## Directions

2 bed bungalow with x1 bathroom approx 2 yrs old.  
Has living room, dining and kitchen (approx 1980's) -  
Has drive way but only fits a small car.

## Viewings

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

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	