

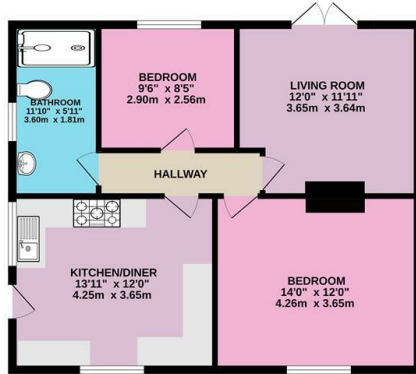


## 5 Folds Crescent, Beauchief, Sheffield, S8 0EP

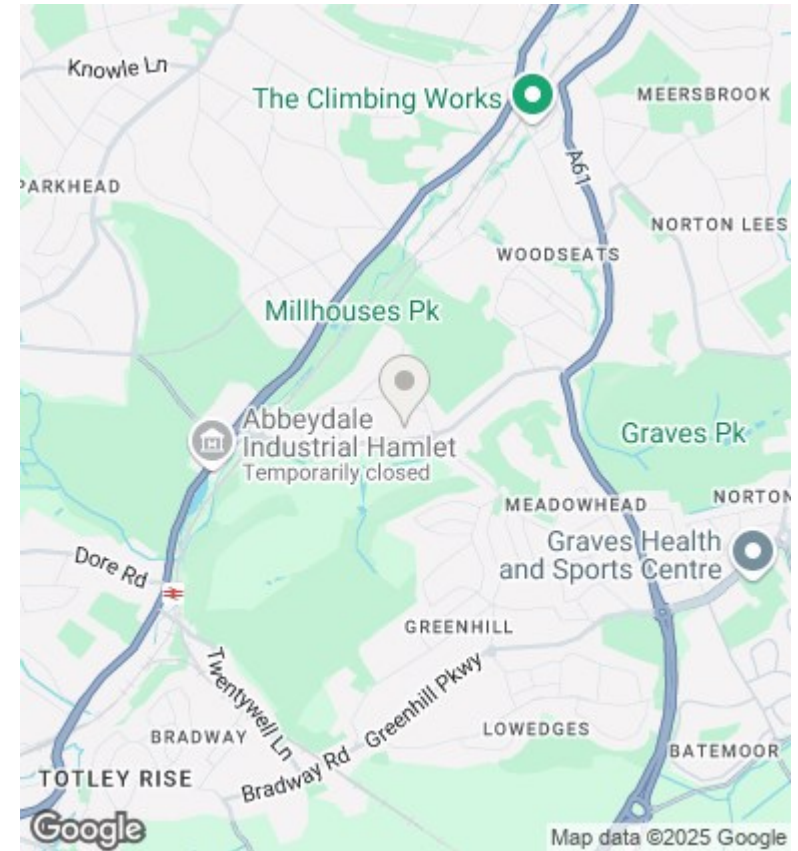
Asking Price £300,000

- No onward chain
- Off street parking
- Quiet location
- Freehold
- Semi-detached bungalow
- Detached garage
- Close to local cafe, restaurant, florist and takeaway
- Two bedrooms
- Modern bathroom
- Bus stop around the corner

GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq ft. (72.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in 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.  
Made with Metagen 12/2024



## Directions

## 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)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	