



## 326 Manchester Road, Crosspool, Sheffield, S10 5DQ

Offers Over £280,000

- No onward chain
- In catchment area for popular schools
- Views over the playing field
- Cellar for storage
- Four bedrooms
- Close to Crosspool, Crookes and Broomhill
- Freehold
- Over 1,300ft<sup>2</sup> of floor space
- Two reception rooms
- Council tax band C



**Basement**  
Floor area 17.7 m<sup>2</sup> (191 sq.ft.)

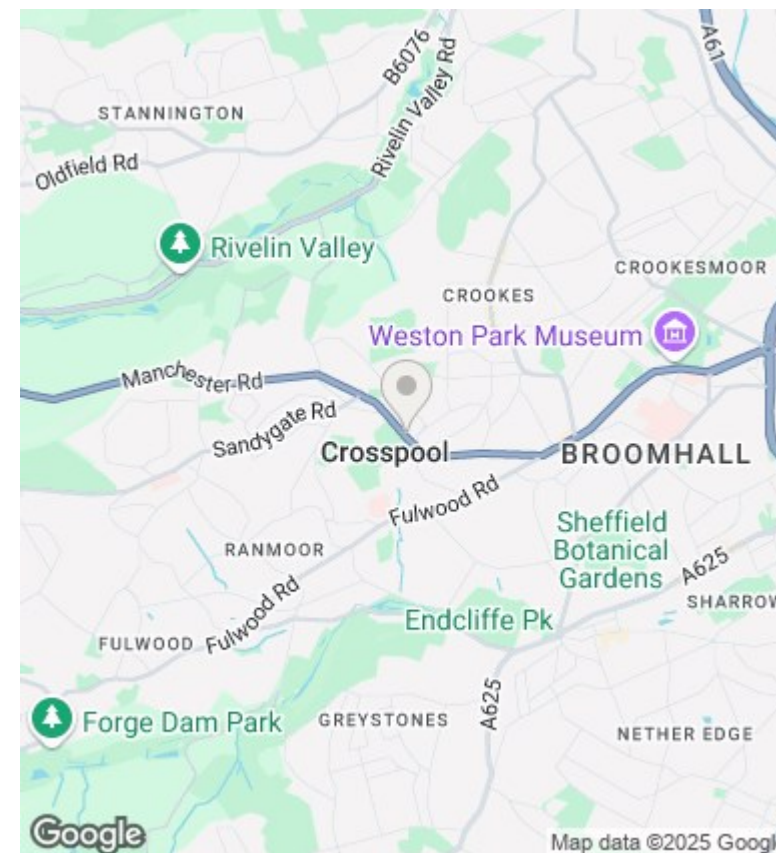
**Ground Floor**  
Floor area 45.8 m<sup>2</sup> (493 sq.ft.)

**First Floor**  
Floor area 44.5 m<sup>2</sup> (479 sq.ft.)

**Second Floor**  
Floor area 32.5 m<sup>2</sup> (350 sq.ft.)

**TOTAL: 140.6 m<sup>2</sup> (1,513 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	