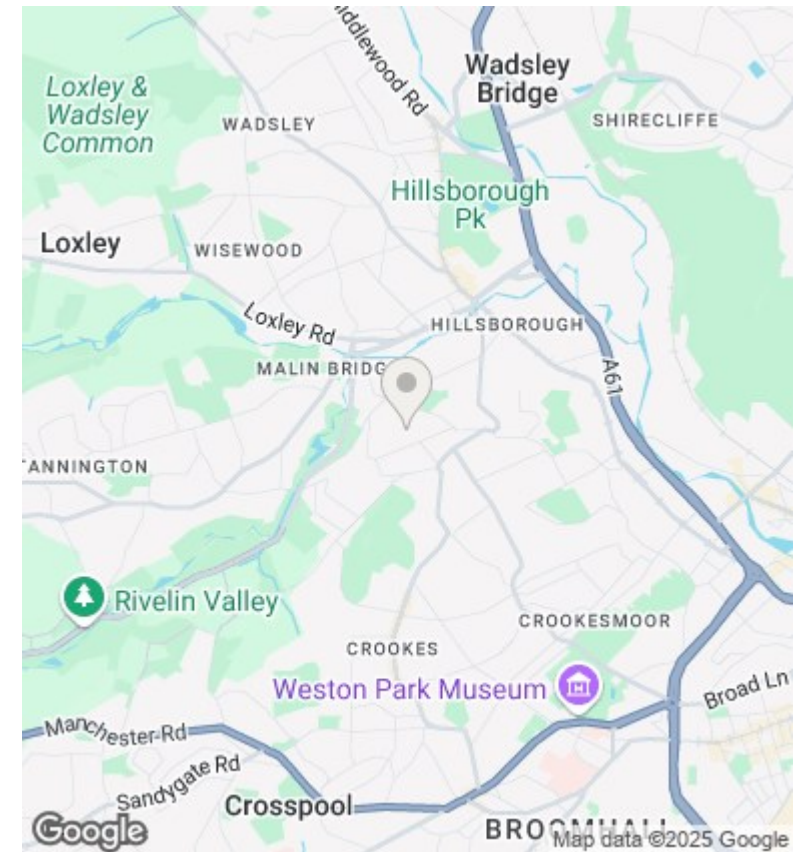
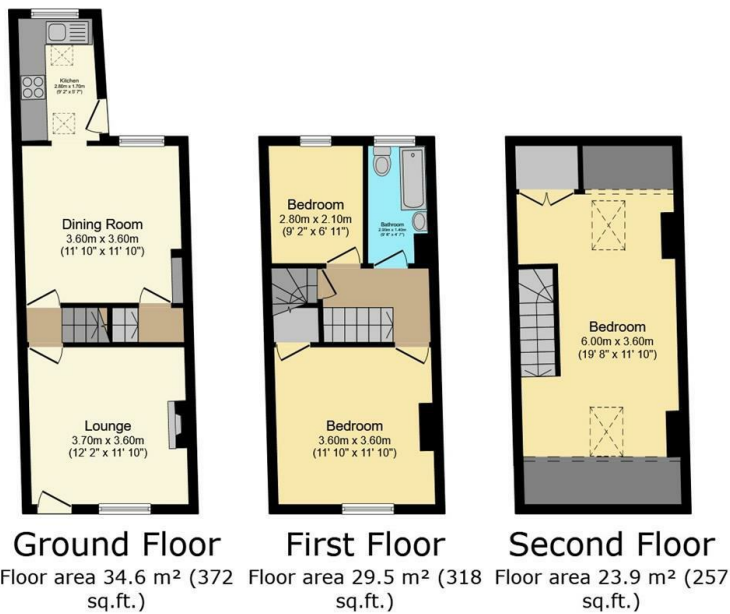




## 99 Walkley Crescent Road, Walkley, Sheffield, S6 5BA

Asking Price £260,000

- Cosy lounge with wood burner and original shutters
- Three bedrooms
- Popular location close to local shops and cafes
- Spacious dining room with exposed brick chimney breast
- Family bathroom with shower over bath
- Freehold
- Light-filled off-shot kitchen with Velux windows
- South-facing tiered garden with patio, lawn and summerhouse
- Perfect for a first-time buyer



## 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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC