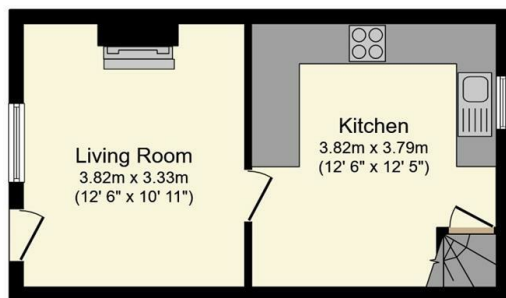




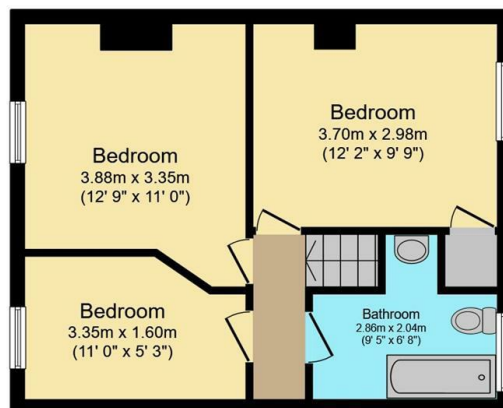
67 Duncan Road, Crookes, Sheffield, S10 1SN

Offers Over £250,000

- Fantastic location close to cafes, pubs and restaurants
- Modern kitchen with plenty of worktop space
- Long leasehold
- Walking distance to the city centre, Sheffield University and central hospitals
- South facing low maintenance rear garden
- Cosy living room
- Perfect for a first-time buyer
- Three bedrooms
- Council tax band A
- Short walk to Bole Hills



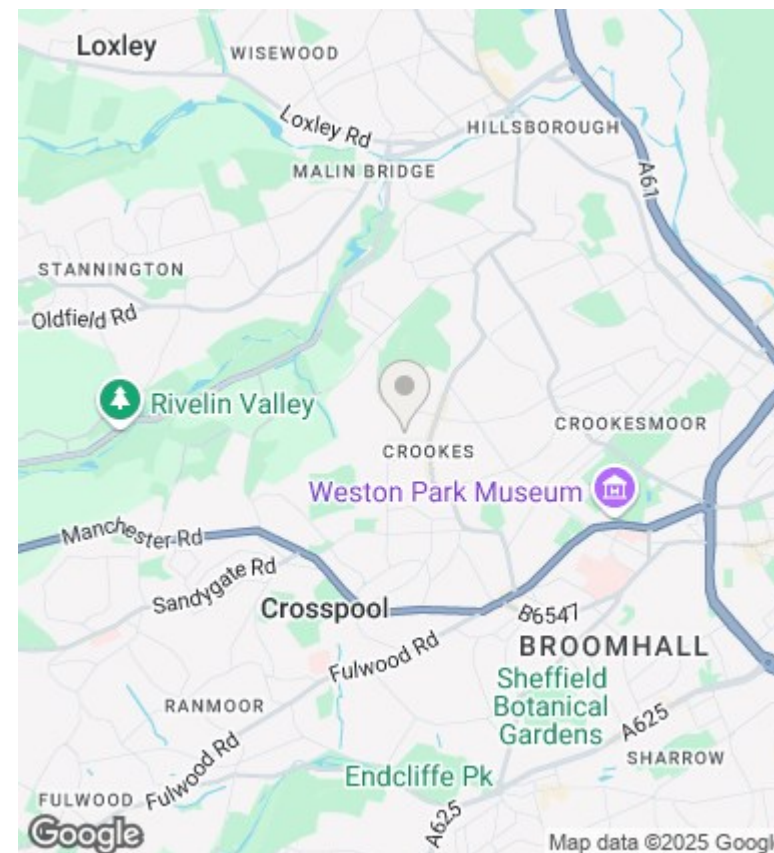
Ground Floor
Floor area 28.5 sq.m. (306 sq.ft.)



First Floor
Floor area 40.6 sq.m. (437 sq.ft.)

Total floor area: 69.1 sq.m. (743 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) A		88
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	