



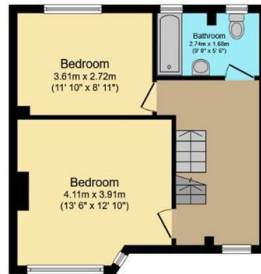
99 Evelyn Road, Sheffield, S10 5FG

Offers Over £425,000

- No onward chain
- Quiet cul-de-sac
- South facing rear garden
- Long leasehold
- Extended semi-detached home
- Cosy living room with wood burner
- Garden office/playroom
- Three double bedrooms and two bathrooms
- Open plan kitchen/dining room
- Off street parking



Ground Floor
Floor area 49.1 sq.m. (529 sq.ft.)



First Floor
Floor area 41.1 sq.m. (443 sq.ft.)



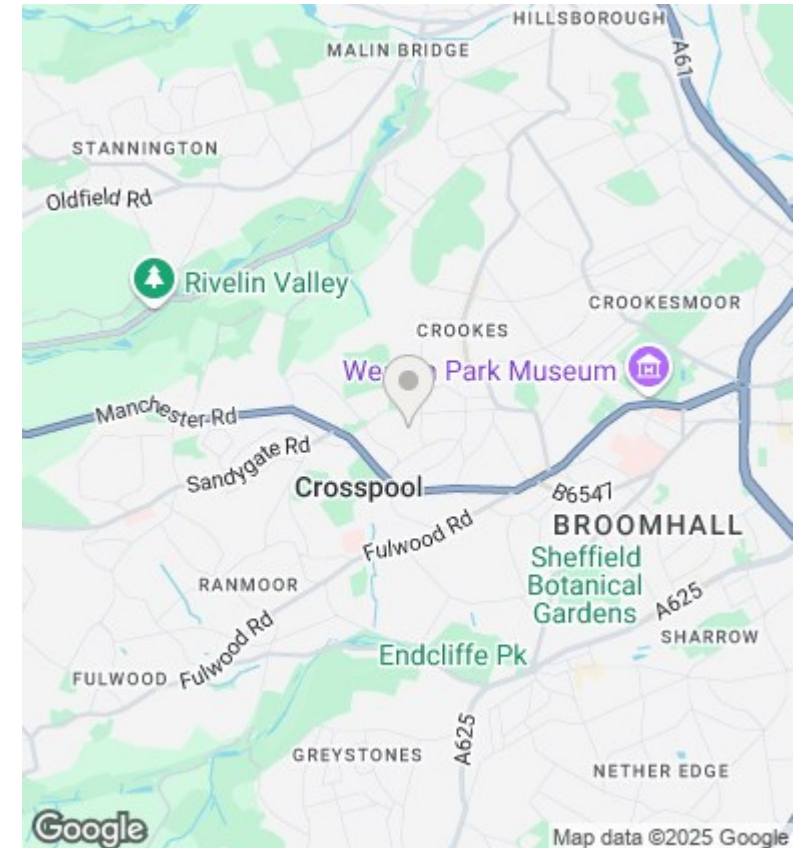
Second Floor
Floor area 24.2 sq.m. (260 sq.ft.)



Garden Room
Floor area 15.2 sq.m. (163 sq.ft.)

Total floor area: 114.5 sq.m. (1,232 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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	