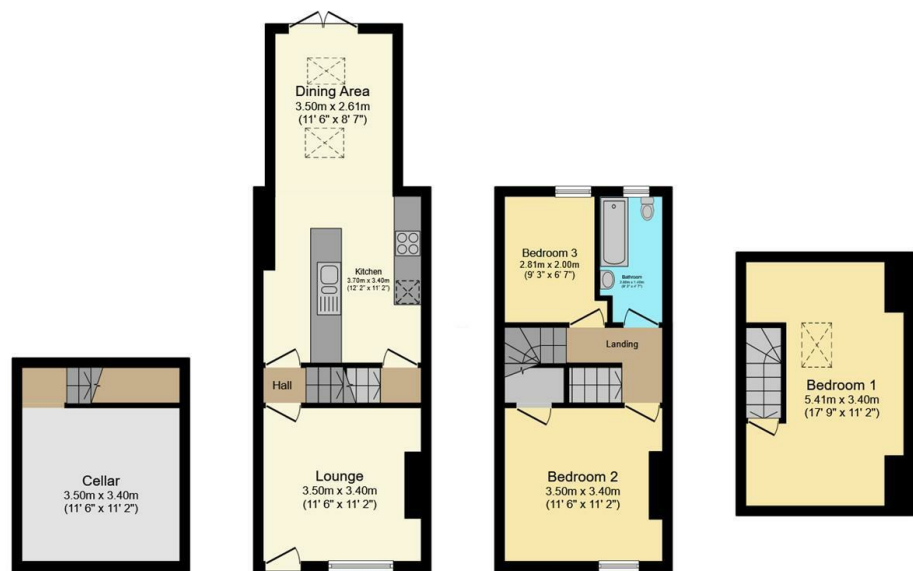




64 Fir Street, Sheffield, S6 3TH

Offers Over £280,000

- No onward chain
- Larger than average rear garden
- Two double bedrooms and one single bedroom
- Perfect for a first time buyer
- Off street parking
- Beautiful finish throughout
- Long leasehold
- Open plan kitchen/dining room
- Modern bathroom
- Council tax band A



Cellar
Floor area 15.0 sq.m. (162 sq.ft.)

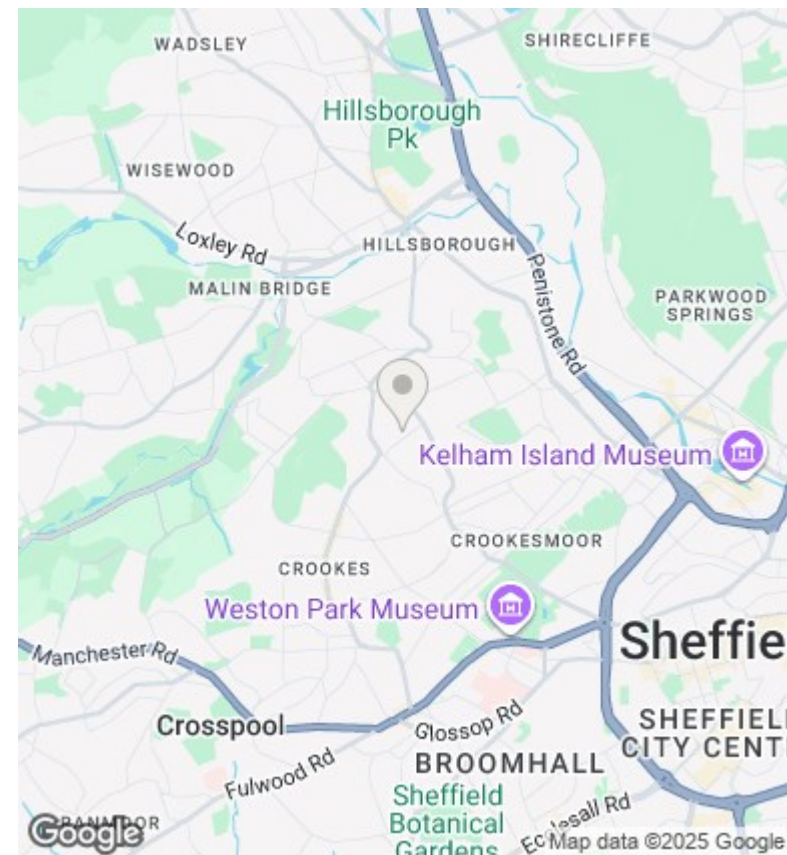
Ground Floor
Floor area 37.8 sq.m. (407 sq.ft.)

First Floor
Floor area 28.3 sq.m. (305 sq.ft.)

Second Floor
Floor area 19.0 sq.m. (204 sq.ft.)

Total floor area: 100.1 sq.m. (1,077 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		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 