

**Viewings**  
Viewings by arrangement only.  
Call 0114 4830038 to make  
an appointment.

**Vendors Comments**  
Add text here

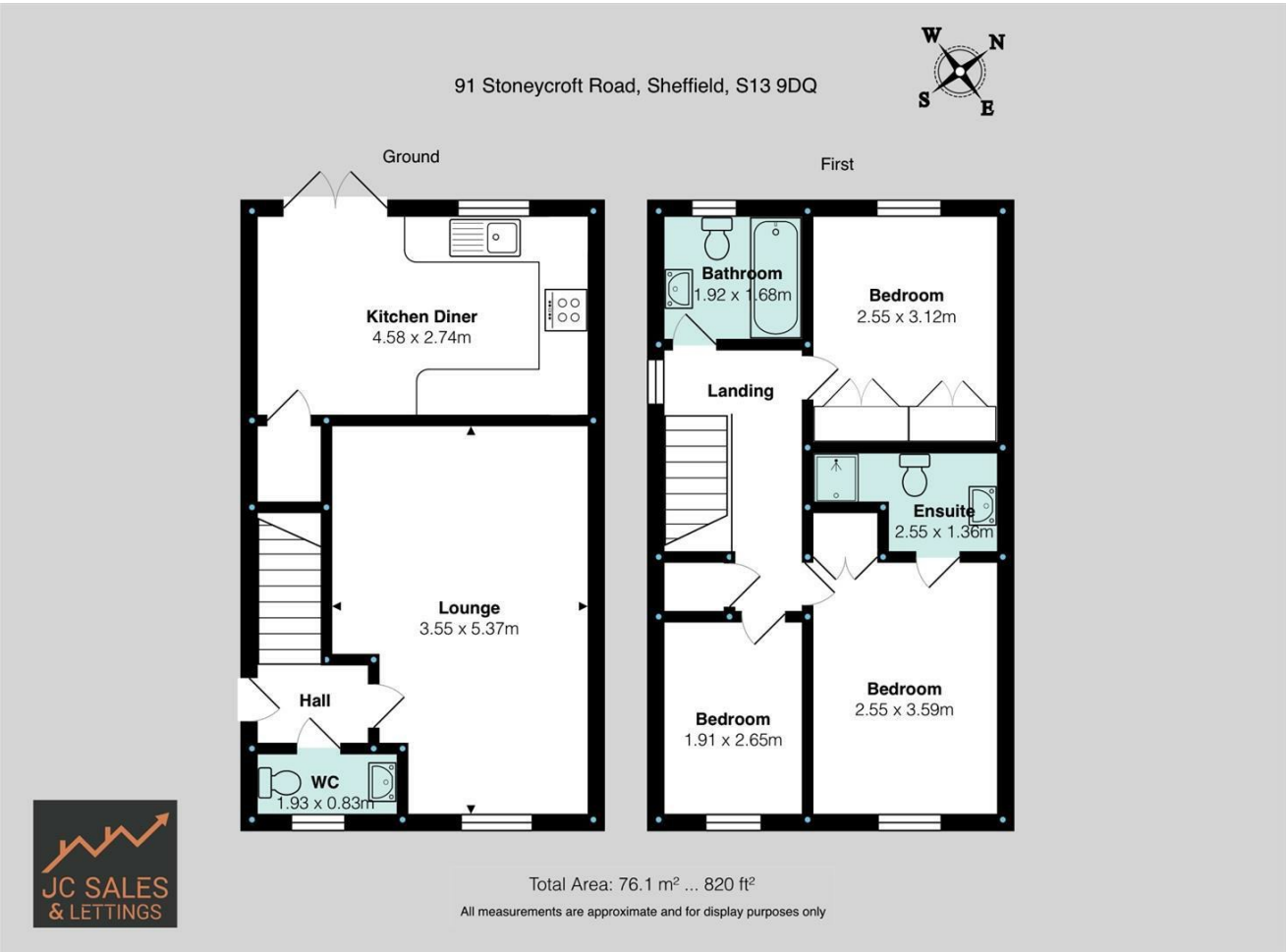
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**91 Stoneycroft Road, Sheffield, S13 9DQ**

**Asking price £265,000**

- Three bedrooms
- Kitchen diner
- Downstairs WC
- Modern development constructed in 2007
- Gas central heating & double glazing
- Semi detached house
- Family bathroom
- Private rear garden
- Excellent transport links to the city centre & motorway network
- Well presented throughout





## 91 Stoneycroft Road, Sheffield S13 9DQ

Immaculately presented three-bedroom home, finished to an EXCEPTIONAL STANDARD THROUGHOUT. This modern and contemporary property benefits from excellent transport links, including easy access to the M1. The accommodation is complemented by a STYLISH KITCHEN AND BATHROOM and a low-maintenance rear garden featuring artificial lawn, ideal for today's busy lifestyle. Situated close to local amenities.

Property briefly comprises of Lounge, kitchen diner, hallway and downstairs W.C. To the first floor there are three bedrooms, one with an en-suite and a family bathroom. ENCLOSED REAR GARDEN and OFF ROAD PARKING.

EPC Grade = C



Council Tax Band: B

