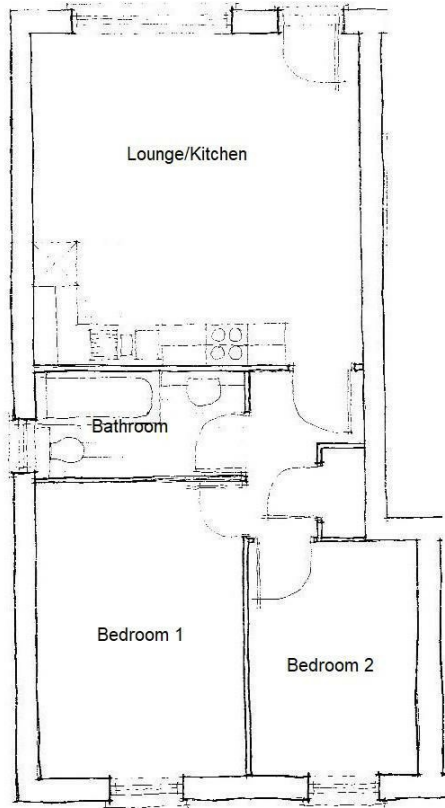




## 99 Manchester Road, Thurlstone, Sheffield, S36 9QS

£99,950

- TWO BEDROOMS
- UPVC DOUBLE GLAZING
- GAS HEATING - COMBI BOILER
- GROUND FLOOR
- ALARM
- COUNCIL TAX BAND A
- SELF CONTAINED
- ALLOCATED PARKING



## Directions

## Viewings

Viewings by arrangement only. Call 01226 799000 to make an appointment.

## Council Tax Band

A

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	