

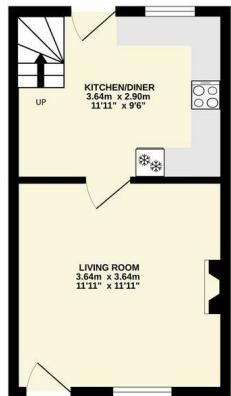


73 Slinn Street, Sheffield, S10 1NW

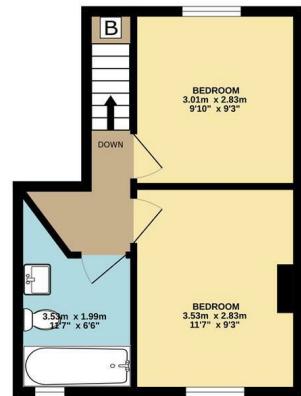
Offers Over £260,000

- Beautiful dining kitchen
- Cosy living room
- Great first-time buyer home
- Long leasehold
- Three double bedrooms
- Modern bathroom
- Short walk to shops, cafes, pubs and restaurants in Crookes
- Private south-east facing rear garden
- Quiet location
- Council tax band A

GROUND FLOOR
23.5 sq.m. (253 sq.ft.) approx.



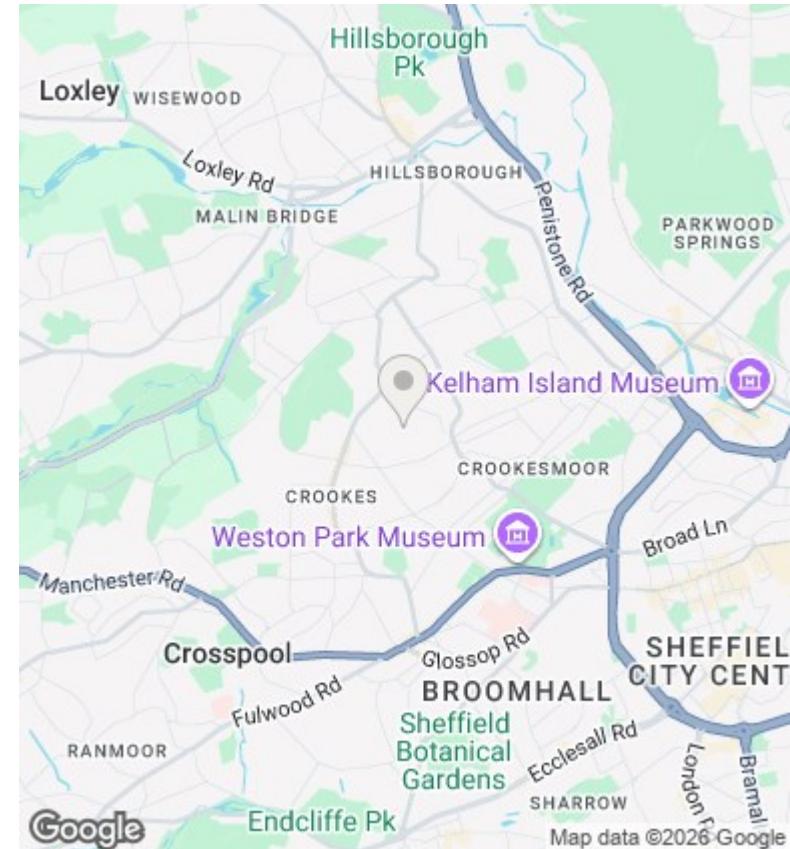
1ST FLOOR
27.7 sq.m. (298 sq.ft.) approx.



ATTIC
21.4 sq.m. (230 sq.ft.) approx.



TOTAL FLOOR AREA : 72.7 sq.m. (782 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Directions

Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC