



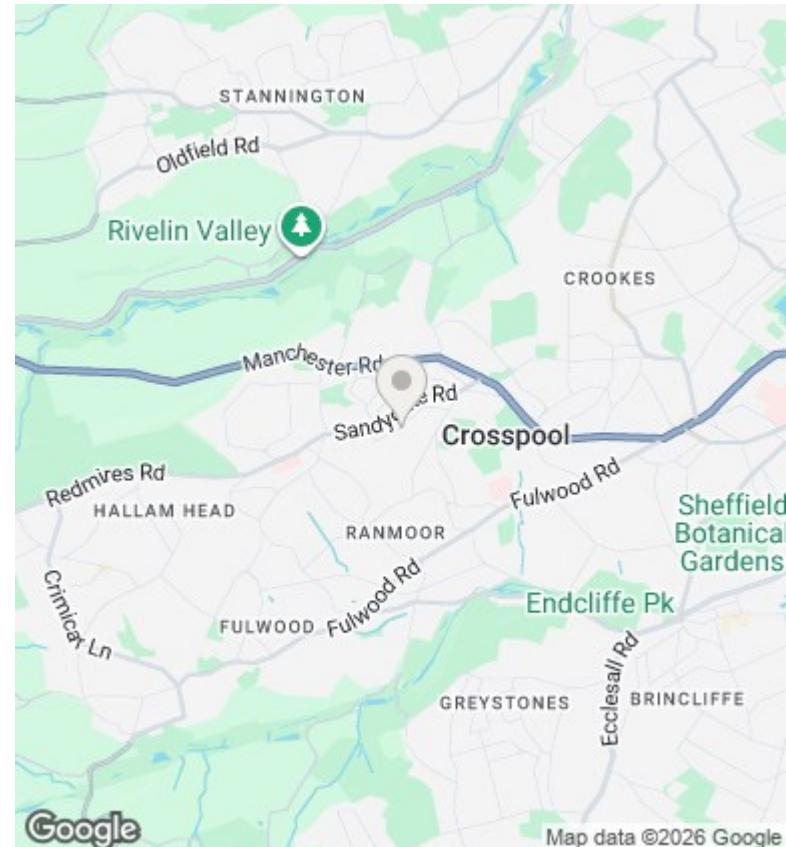
45 Cardoness Road, Sheffield, S10 5RT

Offers Over £350,000

- No onward chain
- Two reception rooms
- Requires modernisation
- Within catchment area of popular schools
- Off street parking and a garage
- Two double bedrooms and one single bedroom
- Potential to extend
- South-east facing rear garden
- Quiet road
- Short walk to local shops, cafes, pubs and restaurants



TOTAL FLOOR AREA: 95.1 sq.m. (1024 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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		