



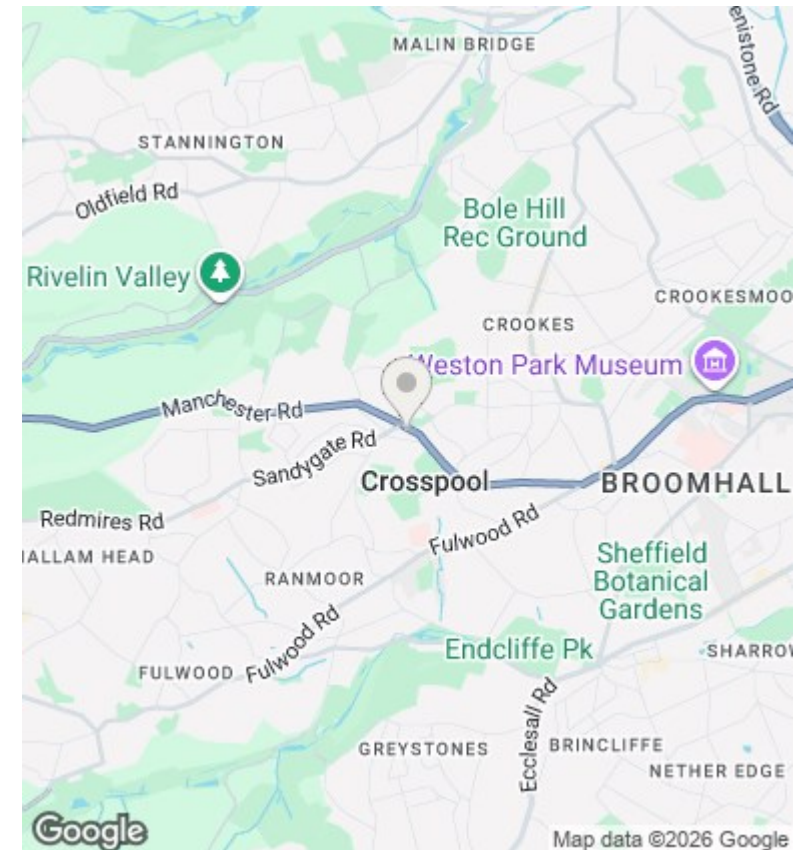
475 Manchester Road, Sheffield, S10 5DS

Offers Over £450,000

- No onward chain
- Beautiful open plan kitchen/dining room
- South-west facing rear garden
- Bus stop, local shops, cafes and restaurants around the corner
- Large end-terrace
- Three double bedrooms and one large single bedroom
- Utility room
- Over 2,000 sq feet of floor space
- Four bathrooms
- Within catchment area for popular schools

475 MANCHESTER ROAD

APPROXIMATE GROSS INTERNAL AREA = 202 SQ M / 2174 SQ FT
(EXCLUDING EAVES)



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		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	