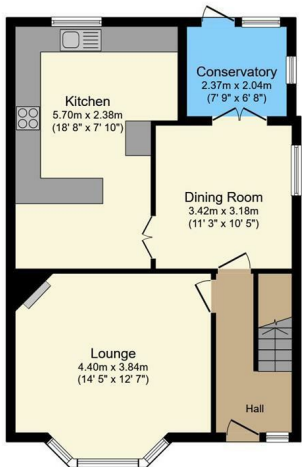




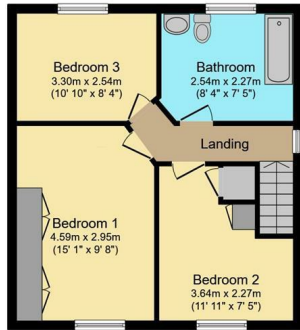
57 Toftwood Road, Sheffield, S10 1SJ

Offers Over £325,000

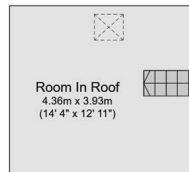
- Rare semi-detached home
- Fantastic potential
- Loft space providing fantastic storage space
- Close to amazing green spaces
- Off street parking and a detached garden
- Modern bathroom
- Within the catchment area for Lydgate Infant & Junior School and Tapton Secondary School
- South facing rear garden
- Two double bedrooms and one single bedroom
- Short walk to brilliant shops, cafes and pubs



Ground Floor
Floor area 63.3 sq.m. (681 sq.ft.)



First Floor
Floor area 47.1 sq.m. (507 sq.ft.)



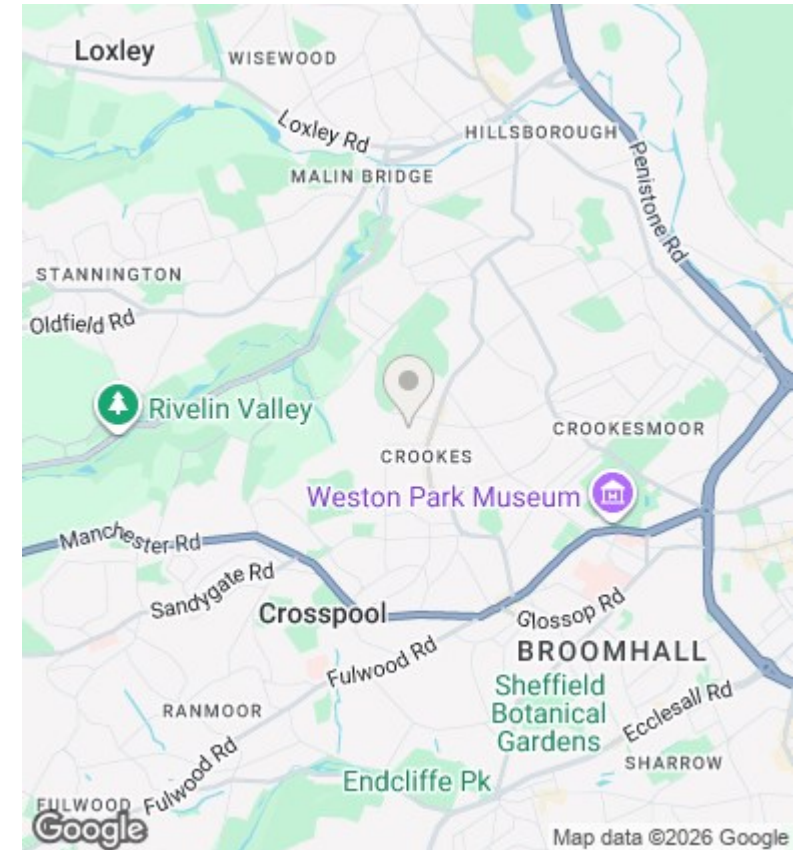
Second Floor



Garage

Total floor area: 110.4 sq.m. (1,188 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Directions

Viewings

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

Council Tax Band

B

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(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	