

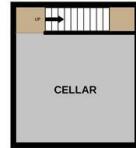


## 519 Manchester Road, Sheffield, S10 5PL

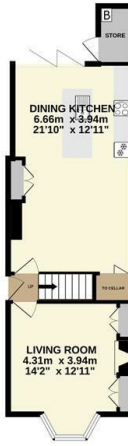
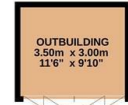
Offers Over £325,000

- Stunning open plan dining kitchen with bi-folding doors
- Beautiful living room with woodburner
- A blend of period charm and modern styling
- Three double bedrooms
- Modern bathroom
- South facing rear garden
- Within the catchment area for popular schools
- Short walk to local shops, cafes, pubs and restaurants
- Freehold
- Council tax band C

CELLAR  
17.4 sq.m. (187 sq.ft.) approx.



GROUND FLOOR  
16.9 sq.m. (182 sq.ft.) approx.



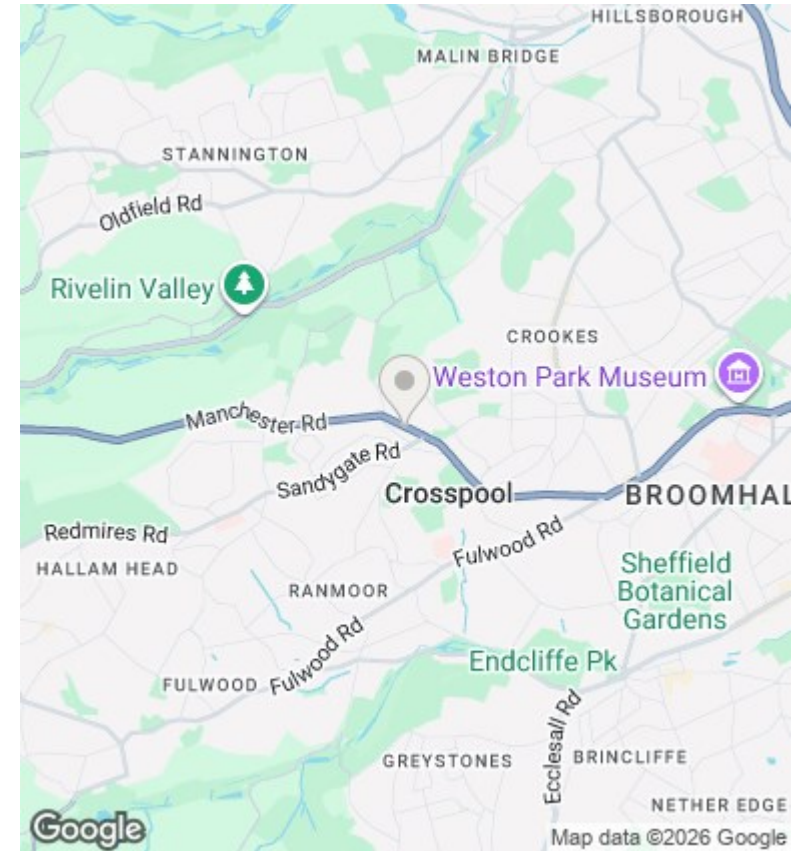
FIRST FLOOR  
46.8 sq.m. (505 sq.ft.) approx.



2ND FLOOR  
10.2 sq.m. (110 sq.ft.) approx.



TOTAL FLOOR AREA : 144.4 sq.m. (1555 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	