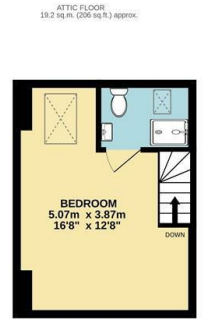
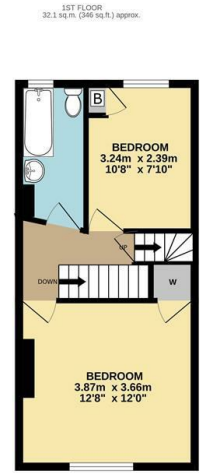
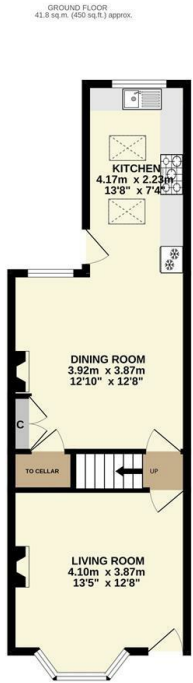




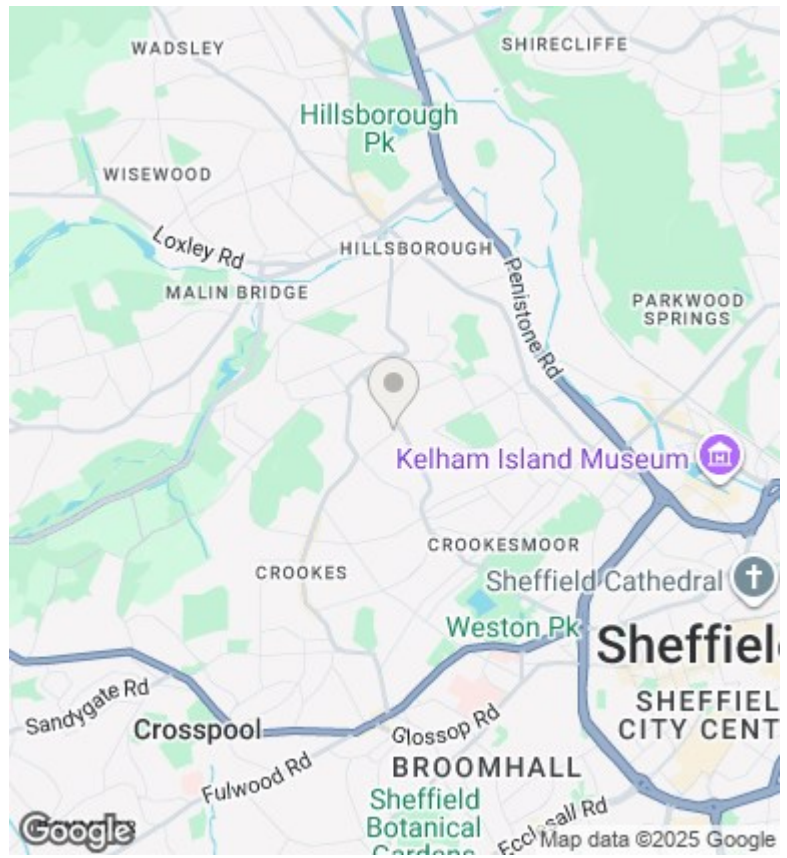
## 18 Fir Street, Walkley, Sheffield, S6 3TH

Offers Over £300,000

- Spacious open plan kitchen dining room
- Two bathrooms
- Short walk to local cafes and shops
- Larger than average terrace home
- Large rear garden
- Walking distance to the city centre, Sheffield University and central hospitals
- Two double bedrooms and one single bedroom
- Over 1000ft<sup>2</sup> of floor space
- Freehold



TOTAL FLOOR AREA: 93.1 sq.m. (1,002 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

B

### EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	