



## 40 Forres Avenue, Sheffield, S10 1WG

Offers Over £375,000

- Quiet location
- Stunning rear garden
- Short walk to Crookes high street and Lydgate Park
- Semi-detached
- Modern kitchen/dining room
- Freehold
- Off street parking for multiple cars
- Two double bedrooms and one single bedroom/home office/nursery

## Directions

## Viewings

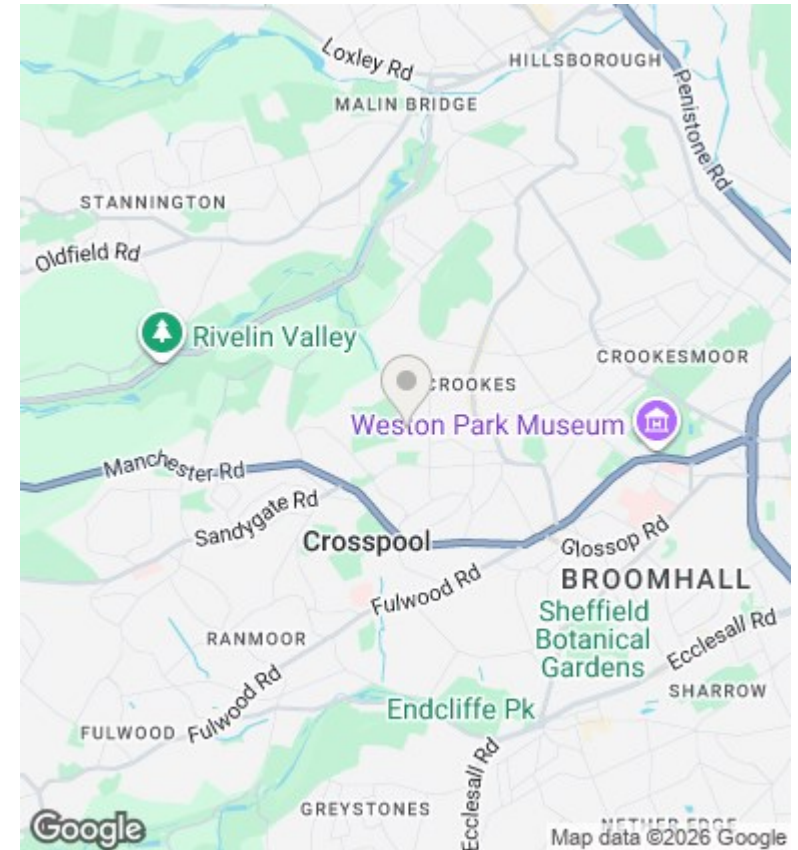
Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D	66		
(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	