

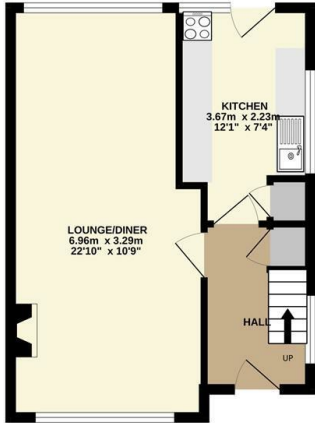


## 9 St. Albans Drive, Sheffield, S10 4DL

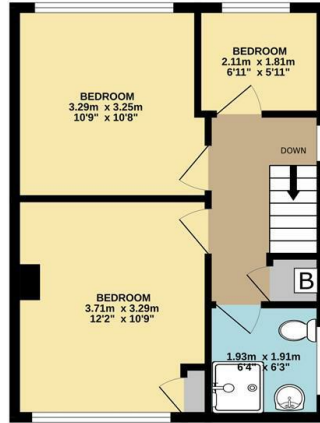
Offers Over £350,000

- No onward chain
- Off street parking and detached garage
- Within catchment area for popular schools
- Council tax band C
- Semi-detached home
- Fantastic potential
- Walking distance to parks and stunning countryside
- Three bedrooms
- Quiet road
- Long leasehold

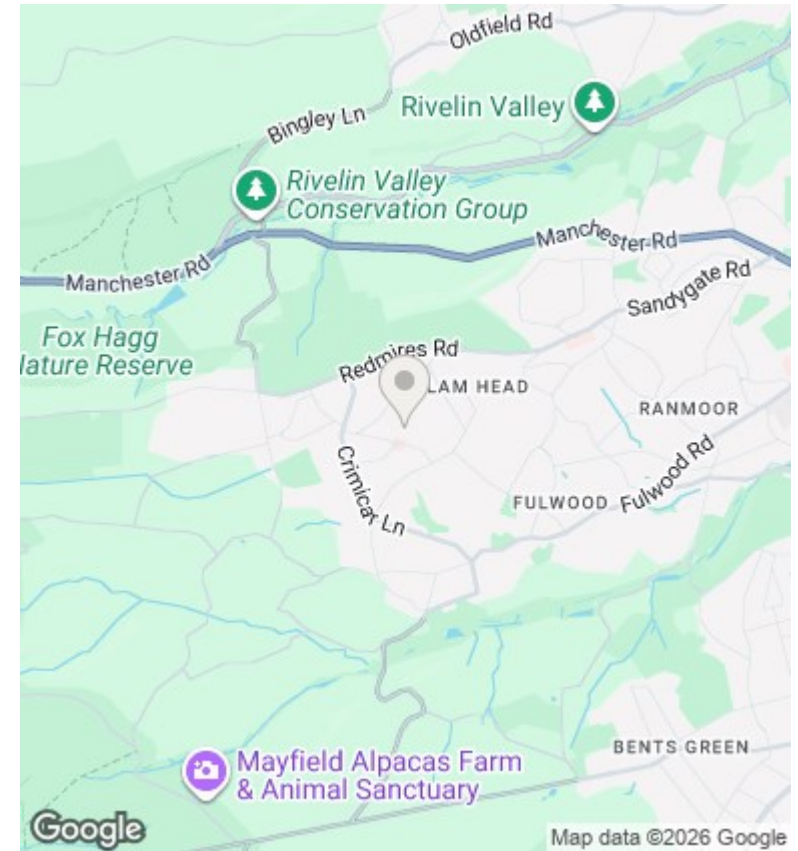
GROUND FLOOR  
44.2 sq.m. (476 sq.ft.) approx.



1ST FLOOR  
36.1 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA : 80.3 sq.m. (865 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

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	