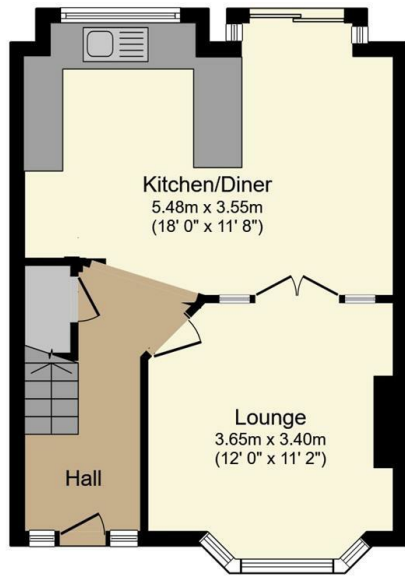




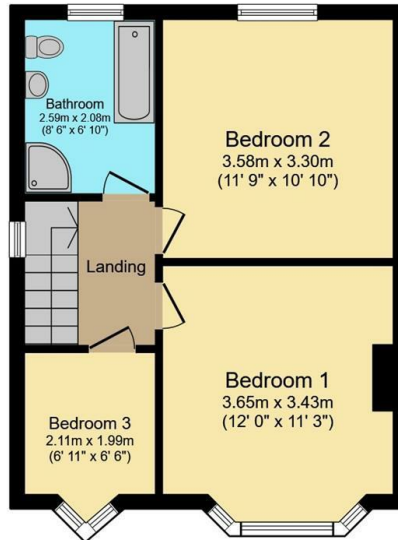
116 Marsh Lane, Sheffield, S10 5NP

Offers Over £375,000

- Stunning views over fields
- Two double bedrooms and one single bedrooms
- Within catchment area for popular schools
- Long leasehold
- Open plan kitchen/dining room
- Semi-detached
- Short walk to local shops, cafes and pubs
- Modern bathroom with bath and separate shower
- Good size rear garden
- Easy access to the city centre



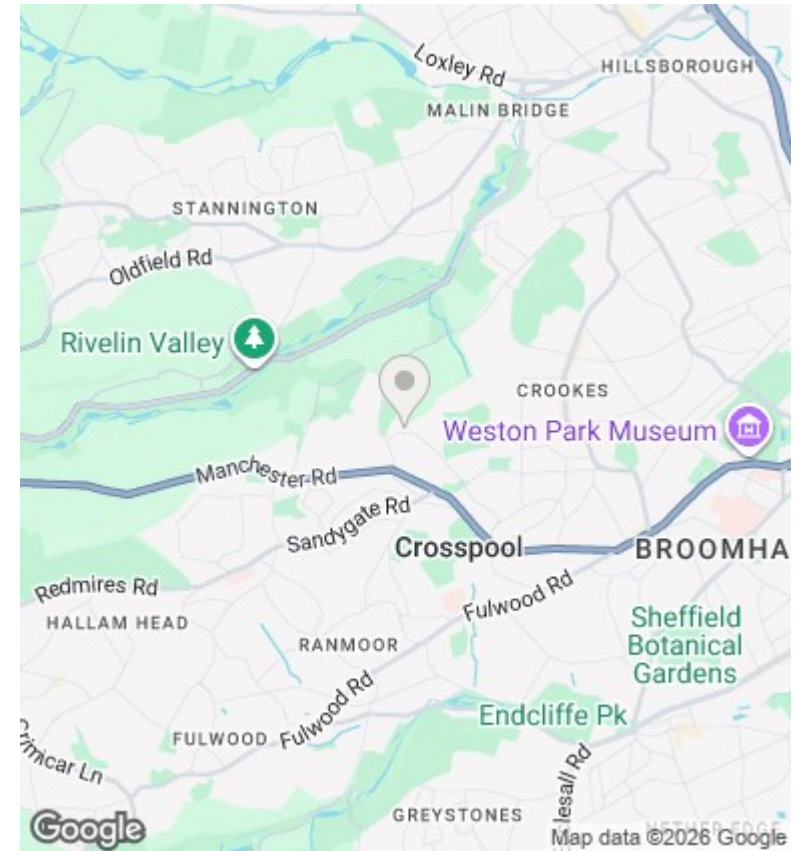
Ground Floor
Floor area 41.3 sq.m. (445 sq.ft.)



First Floor
Floor area 39.6 sq.m. (426 sq.ft.)

Total floor area: 81.0 sq.m. (871 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

EPC Rating:

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