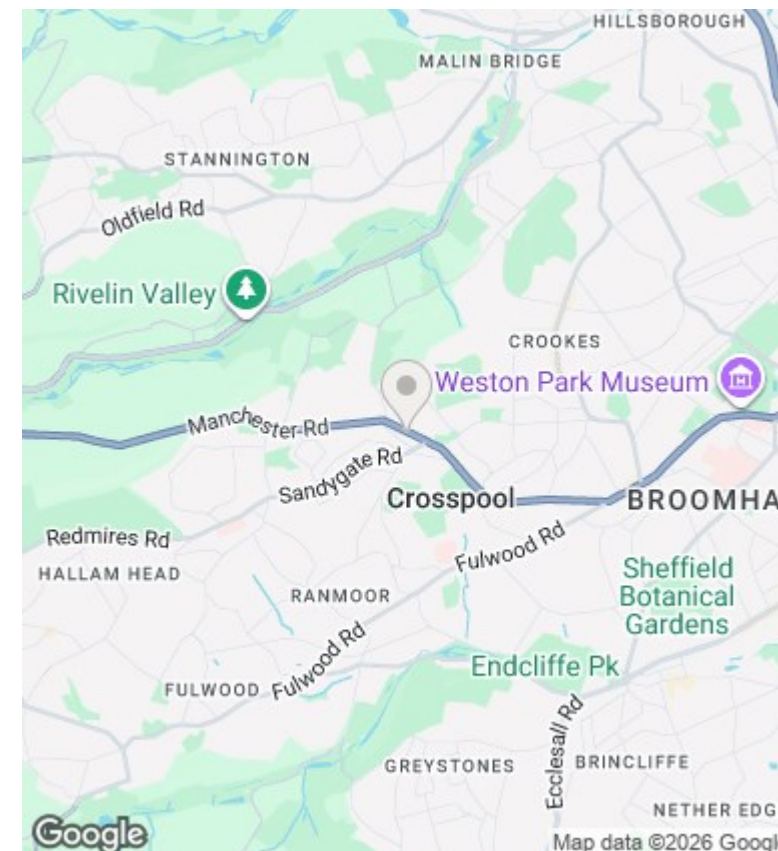
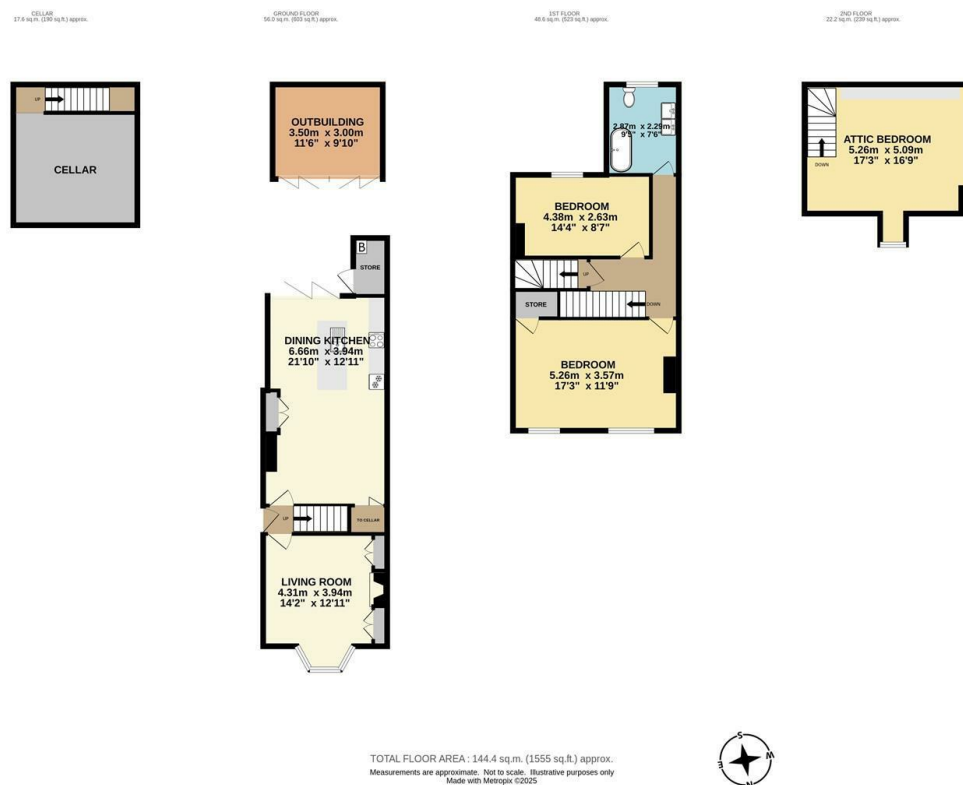




## 519 Manchester Road, Sheffield, S10 5PL

Offers Over £325,000

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



## 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>		82
(69-80) <b>C</b>	74	
(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	