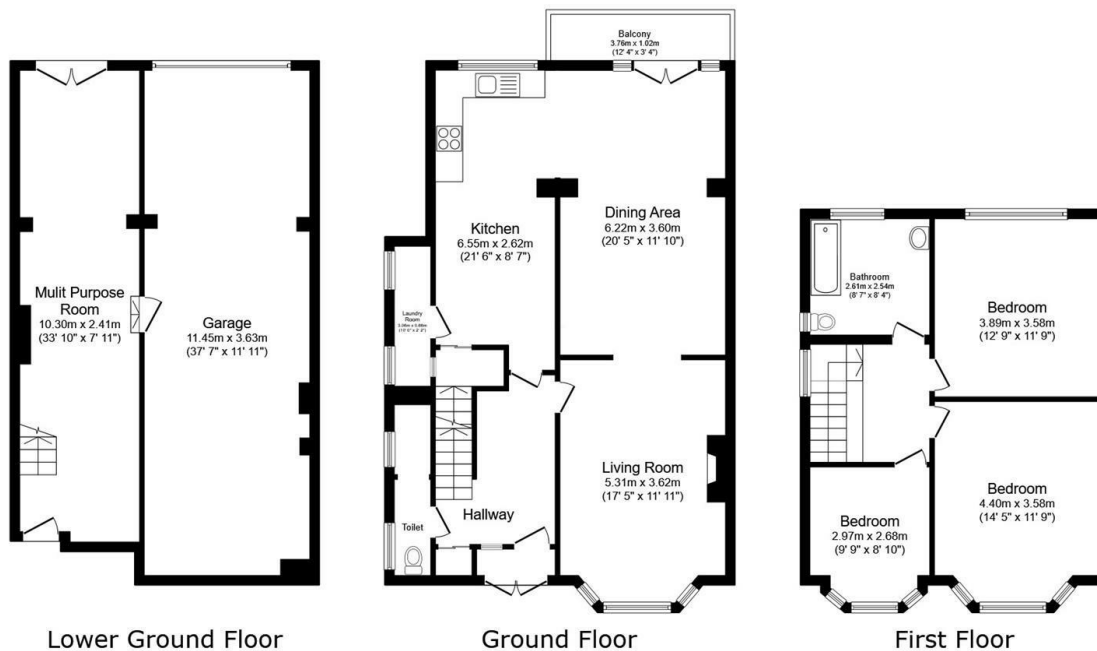




## 588 Manchester Road, Sheffield, S10 5PT

Offers Over £600,000

- No onward chain
- Incredible views over Rivelin Valley
- Off street parking and large garage
- Within the catchment area for highly regarded schools
- Detached family home
- Fantastic balcony
- Good size rear garden
- Stunning open plan kitchen/dining room
- Over 1,600 sq ft of living space
- Plenty of storage space



Total floor area: 197.0 sq.m. (2,121 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

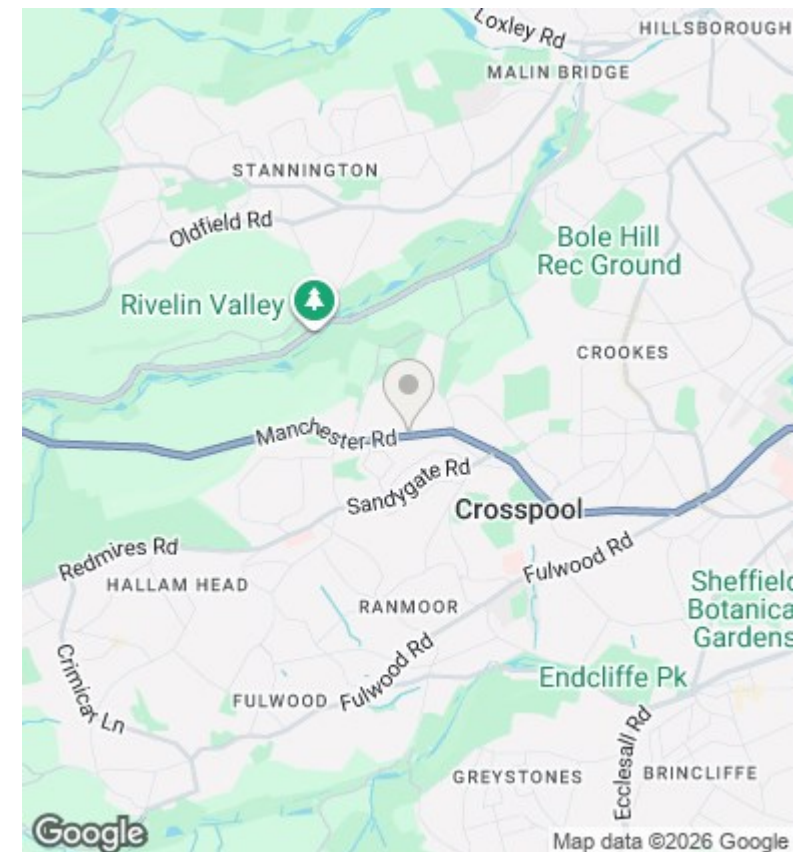
Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 71        |
| (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 |           |