

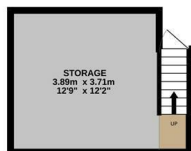


54 Harrison Road, Sheffield, S6 4NA

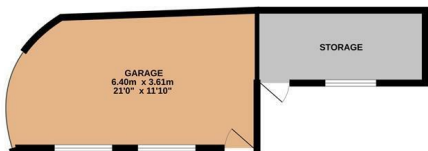
Offers Over £375,000

- Rare double fronted end-terrace
- Downstairs WC and utility room
- Good size garage
- Freehold
- Two reception rooms
- Four double bedrooms
- Solar panels
- Large kitchen
- Immaculate garden to the side and rear
- Short walk to local schools

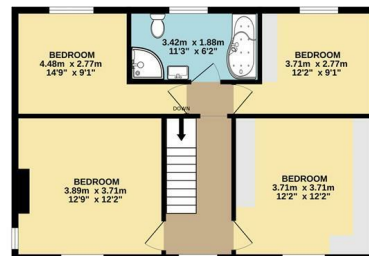
CELLAR
35.5 sq.m. (379 sq.ft.) approx.



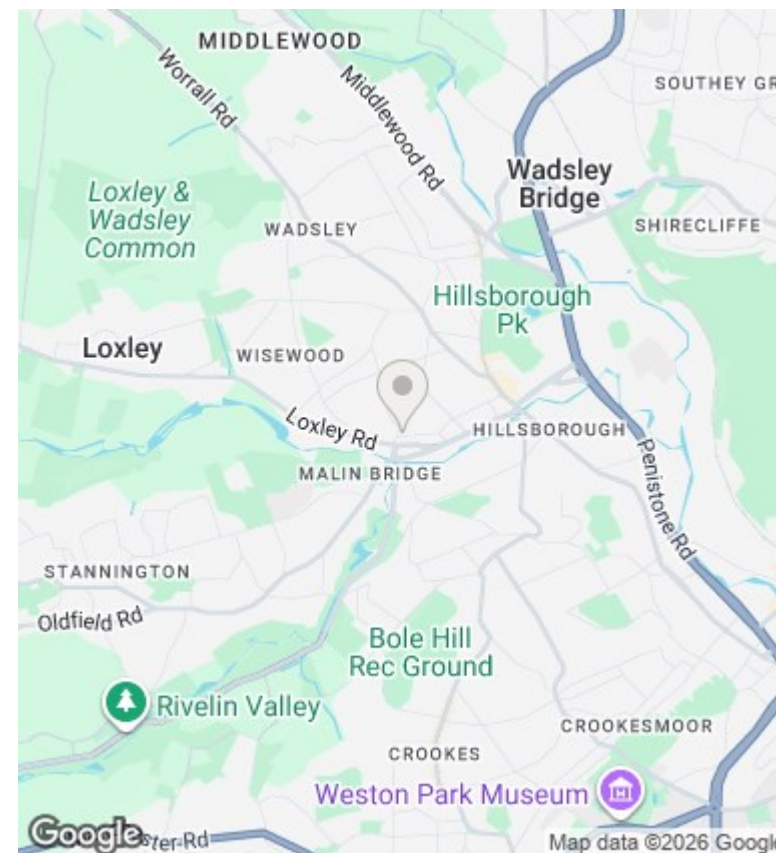
GROUND FLOOR
91.6 sq.m. (985 sq.ft.) approx.



1ST FLOOR
60.7 sq.m. (655 sq.ft.) approx.



TOTAL FLOOR AREA: 168.8 sq.m. (1817 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

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	79	
(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	