

## 87 Marsh Lane, Sheffield, S10 5NP

£1,525 Per Month

- Three bedrooms
- Two reception rooms
- Parking
- Council tax band C
- Newly decorated
- Garage and utility
- Sought after location
- Separate kitchen
- Lovely rear garden with maintenance included in the rent
- Available now

## Directions

3 bed semi - 2dbl, 1 single. Separate lounge, diner & small kitchen Totally gutted back to bare brick in 2013 and everything replaced - apart from windows which were already in when bought in 2013. Garage with small area at back with a toilet, utility area. Drive to front. Garden to rear

## Viewings

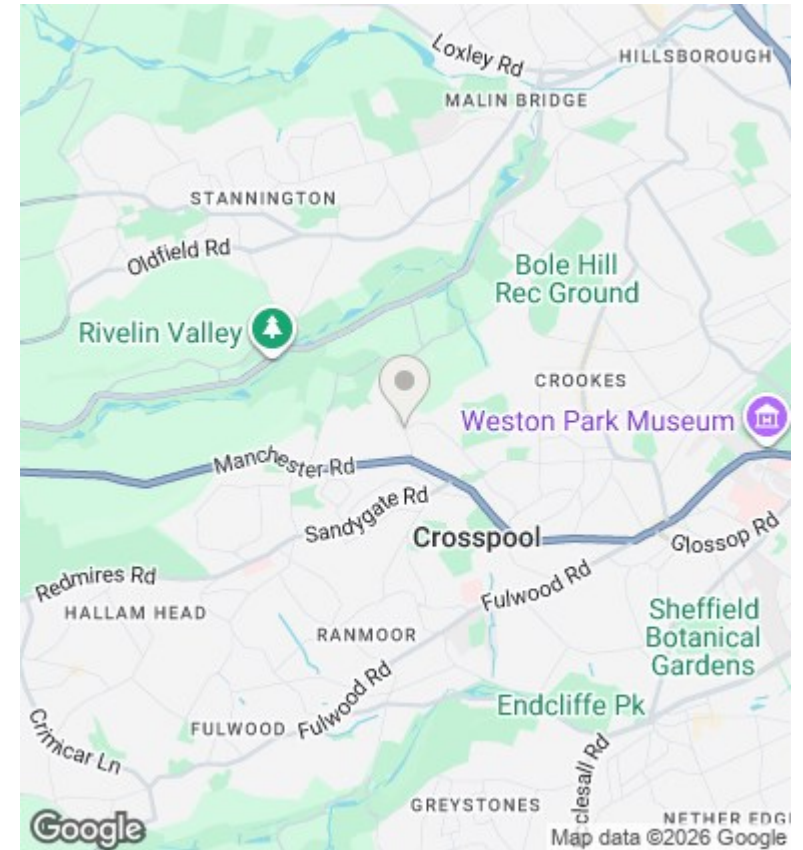
Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	