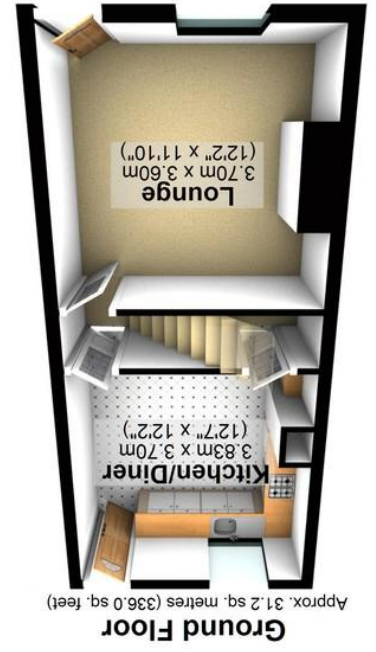
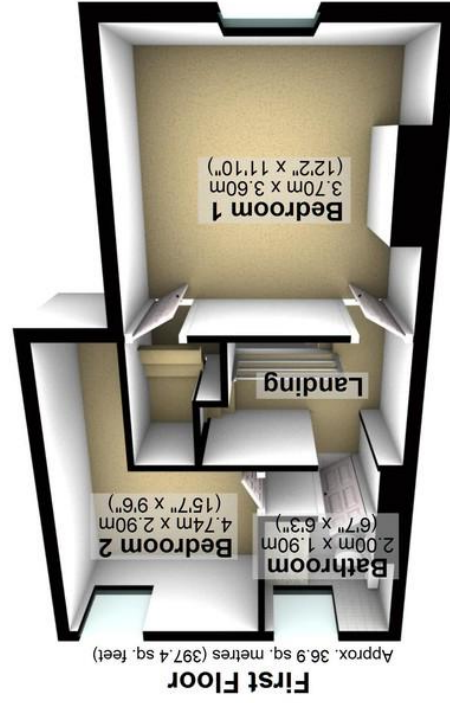
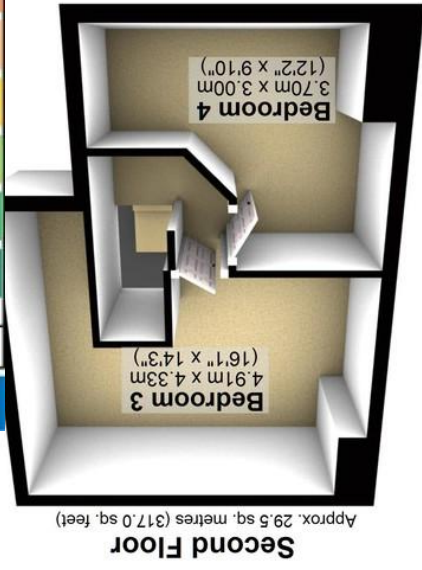


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

WWW.EPC4U.COM

Energy Efficiency Rating	
Potential	Current
88	63
Very energy efficient - lower running costs A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	



Total area: approx. 97.6 sq. metres (1050.4 sq. feet)

All measurements are approximate
Plan produced using PlanLP.





10 Spurr Street | Heeley | Sheffield | S2 3GY

Property Tenure: Leasehold

Offered for sale with no onward chain is this deceptively spacious and recently refurbished four bedroomed terraced property. Perfect for growing families, first time buyers and investors alike this property sits in the middle of one Sheffield's most sought after residential suburbs with a host of local shops cafes and pubs within easy walking distance. Also benefitting from having Sheffield City Centre close at hand as well as ample green spaces and excellent transport links. The property briefly consists of well appointed kitchen dining room, lounge, four bedrooms and family bathroom. Outside is a private garden and on street parking.



PROPERTY FEATURES

- FOUR BEDROOMS
- RECENTLY REFURBISHED
- NO ONWARD CHAIN
- GREAT FAMILY HOME
- CLOSE TO CITY CENTRE
- REPUTABLE LOCAL SCHOOLS
- PRIVATE SECURE GARDEN
- ON STREET PARKING
- WEALTH OF LOCAL AMENITIES
- LEASEHOLD COUNCIL TAX BAND A £1369.21

OFFERS IN REGION OF £190,000

