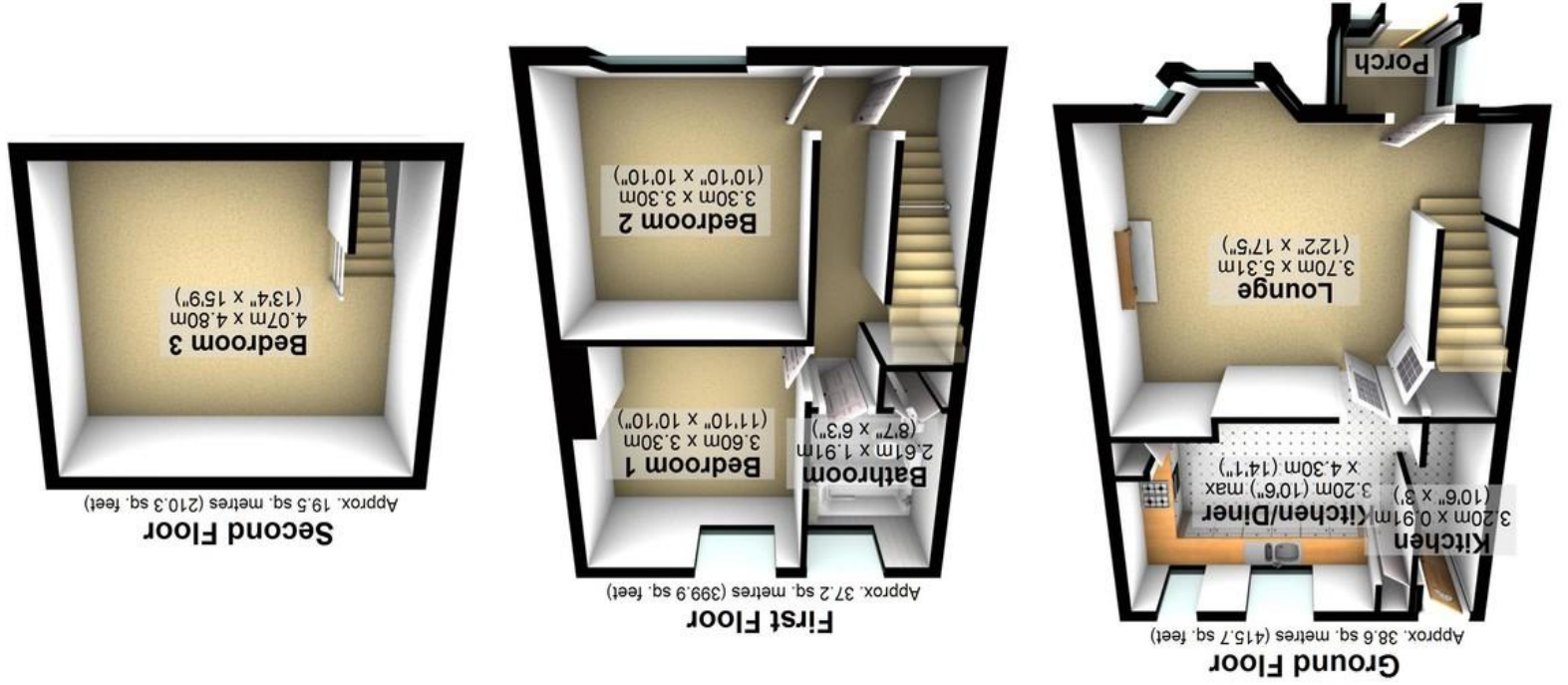


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

WWW.EPC4U.COM

Energy Efficiency Rating	
Potential	Current
<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
79	37
<p>EU Directive 2002/91/EC</p>	

Total area: approx. 95.3 sq. metres (1025.9 sq. feet)
All measurements are approximate
Plan produced using Planip.





17 Cawthorne Grove | Millhouses | Sheffield | S8 0NB Property Tenure: Freehold

An internal inspection is essential to truly appreciate the space on offer in this deceptively spacious and well presented three bedroomed mid-terraced family home. Located in the heart of the popular suburb of Woodseats with easy access to a wealth of local shops, cafes and pubs and with an abundance of green spaces within easy walking distance this property enjoys a versatile range of accommodation arranged over three levels that briefly consists of entrance porch, spacious and bright lounge, well appointed kitchen dining room with rear access, three good sized bedrooms and family bathroom. Outside are beautiful and private gardens and ample off street parking.



PROPERTY FEATURES

- THREE BEDROOMS
- PERFECT FAMILY HOME
- OFF STREET PARKING
- BEAUTIFUL GARDENS
- VERY PRIVATE
- CLOSE TO LOCAL AMENITIES
- GREAT FOR FIRST TIME BUYERS
- REPUTABLE LOCAL SCHOOLS
- LARGE VERSATILE LIVING SPACE
- FREEHOLD COUNCIL TAX BAND A £1,369.21 PA

OFFERS IN REGION OF £250,000

