



### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	73
(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	

**JC SALES & LETTINGS**

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264 Sicey Avenue, Sheffield, S5 0RQ

Asking price £160,000

- Attractively presented three bedroom semi detached
- Fantastic garden to the rear
- Downstairs W.C
- Within close proximity to the Northern General Hospital
- Viewing recommended
- Modern fixtures and fittings throughout
- Driveway to the front
- Fitted wardrobes to bedroom three, creating a stunning dressing room
- A great buy for first time buyers or families
- EPC Grade = D

# 264 Sicey Avenue, Sheffield S5 0RQ

This beautifully presented three-bedroom semi-detached home offers an exceptional opportunity to acquire a stylish and ready-to-move-into property, finished to a high standard with modern fixtures and fittings throughout. From the moment you step inside, the home exudes a warm and inviting atmosphere. The property is set back from the road with a fantastic and generously sized garden, which provides the ideal space for outdoor entertaining, while the driveway to the front ensures convenient off-road parking.

To the ground floor there is a cosy lounge, kitchen diner and downstairs W.C. To the first floor there are three bedrooms, one of which is currently used as a dressing room and a family bathroom.

Ideally positioned within close proximity to the Northern General Hospital, as well as local amenities and transport links, this home combines comfort with convenience.

Whether you are a first-time buyer looking to step onto the property ladder or a growing family in search of a place to call home, this property ticks all the boxes. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

EPC Grade = D



Council Tax Band: A

