



### Viewings

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

### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

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57 Larch Hill, Sheffield, S9 4AH

Asking price £160,000

- No Chain
- Close To Local Amenities
- Excellent Transport Links To City Centre and Motorway Links
- Enclosed Rear Garden
- Conservatory
- Highly Sought After Location
- Ideal For First Time Buyers
- Off Road Parking
- Two Double Bedrooms
- Modern Decor

# 57 Larch Hill, Sheffield S9 4AH

NO CHAIN

Well-presented two-bedroom semi-detached property situated in the highly sought-after location of Handsworth. Ideal for first-time buyers and investors, this property offers stylish and well-proportioned accommodation throughout. The property features a beautiful, modern fitted kitchen with direct access to the rear garden, as well as a living room with a conservatory on the ground floor. To the first floor are two double bedrooms and a family bathroom/WC. To the front of the property is a driveway providing off-road parking, while to the rear is an enclosed garden with a patio area and a store room. Ideally situated in a convenient location close to local shops and amenities, this superb home combines comfort, style, and accessibility, with excellent transport links via the Sheffield Parkway to the city centre and motorway networks. Available with NO VENDOR CHAIN, an early viewing is highly recommended to avoid disappointment.

EPC awaited.



Council Tax Band: A

