



### 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>			
(55-68) <b>D</b>		69	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

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## 10 Molineaux Close, Sheffield, S5 0NF

Offers in the region of £160,000

- Three bedroom semi detached home
- Quiet cul-de-sac location
- Block paved driveway
- Ideal family or starter home
- Downstairs W.C
- Light and spacious lounge with log burner
- Corner plot with rear patio area
- Sold with no vendor chain
- Close to the Northern General Hospital
- EPC Grade = TBC

# 10 Molineaux Close, Sheffield S5 0NF

Three bedroom semi in a cul de sac location. Occupying a generous corner plot, this property offers an abundance of living space—perfect for families and first time buyers.

A welcoming hallway that leads into a bright and spacious lounge, complete with stylish laminate flooring and a charming log burner—ideal for cosy evenings in. The fitted kitchen enjoys lovely views over the garden, while a convenient downstairs WC adds to the home's practicality.

Upstairs, you'll find three well-proportioned bedrooms alongside a modern family bathroom.

Outside, the property truly shines. The garden is mainly laid to lawn with a patio area—perfect for outdoor dining and relaxing. To the front, a block-paved driveway provides ample off-road parking.

Offered to the market with no onward chain, early viewing is highly recommended!

EPC Grade = tbc



Council Tax Band: A

