



### Viewings

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

### Agents comments

"Nicki, our sales manager, was blown away by the fantastic views from the bedroom windows. If you've got children, you'll love how quick and easy the walk to school is!"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

Tel: 0114 483 0038

E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)

Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



269 Baslow Road, Sheffield, S17 4AD

Guide price £350,000

- Three generous bedrooms
- South facing garden
- Set back from the road
- Close proximity to local schools and amenities
- Great family home
- Downstairs W.C
- Garage to rear with electric charging point
- Open plan lounge diner
- Viewing is highly recommended
- EPC Grade C

# 269 Baslow Road, Sheffield S17 4AD

GUIDE PRICE £350,000 - £375,000

Nestled on the charming Baslow Road in Sheffield, is this delightful semi-detached house.

Offering THREE GENEROUSLY SIZED bedrooms, this property is ideal for families or those seeking extra space.

The open plan lounge diner creates a welcoming atmosphere, perfect for entertaining guests or enjoying family meals together. A SOUTH FACING, well stocked garden to the rear with access to the DETACHED GARAGE and EV CAR CHARGING POINT.

Situated in a location with GREAT ACCESS LINKS, this home is well-connected to local amenities and transport options. Within a SHORT WALK of both TOTLEY PRIMARY SCHOOL and TOTLEY ALL SAINTS PRIMARY SCHOOL!

Property briefly comprises of entrance hall, downstairs W.C, kitchen and open plan lounge / diner. To the first floor there are three bedrooms and a family bathroom. Gardens to the front and rear with a detached garage.



Council Tax Band: C

