

Marketing Preview



12 Curlew Avenue, Eckington, Sheffield, S21 4HR

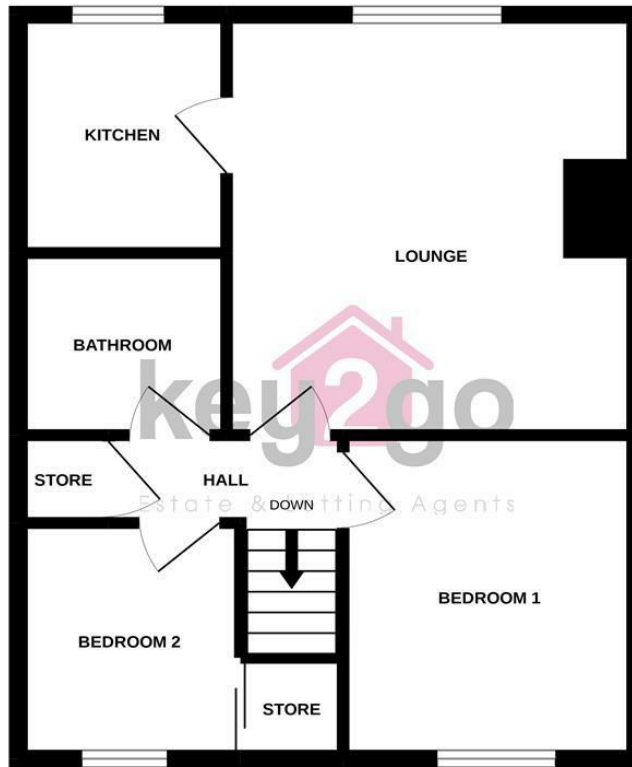
£675 PCM

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A good sized two bedroomed first floor flat (top floor) accessed via its own entrance. Recently decorated and recently fitted carpets. Extensive views from the kitchen and lounge. Modern kitchen and shower room. Allocated parking space. Garden space next to the outside door. Situated in a very popular area with great local amenities. Shops and buses. Countryside walks on the door step.

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

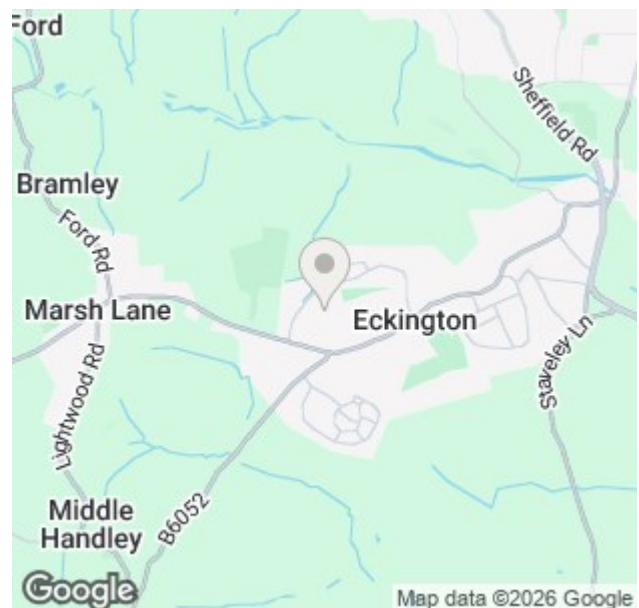


TOTAL FLOOR AREA : 466 sq.ft. (43.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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	



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