



Manchester Road, Sheffield, S10

£375,000

Offers Over

Tenure: Leasehold, **Bedrooms:** 4

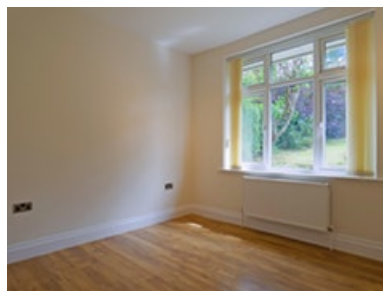
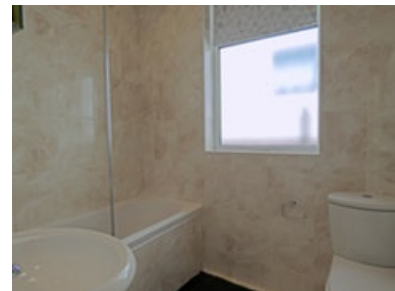
****FOUR BEDROOM DORMA BUNGALOW***RECENTLY RENOVATED THROUGHOUT***GARAGE***SPACIOUS KITCHEN/DINER***NO UPWARD CHAIN*** We are delighted to offer for sale this spacious and modern four bed detached dorma bungalow with NO UPWARD CHAIN! The ground floor comprises of entrance hall, lounge, two do

Key features:

- no upward chain
- recently renovated throughout
- spacious & modern kitchen/diner
- easy access to A61
- catchment area for Lydgate Primary & Tapton secondary school

Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band a (£1308.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** 750 years remaining
Ground Rent: £7.50 per-annum



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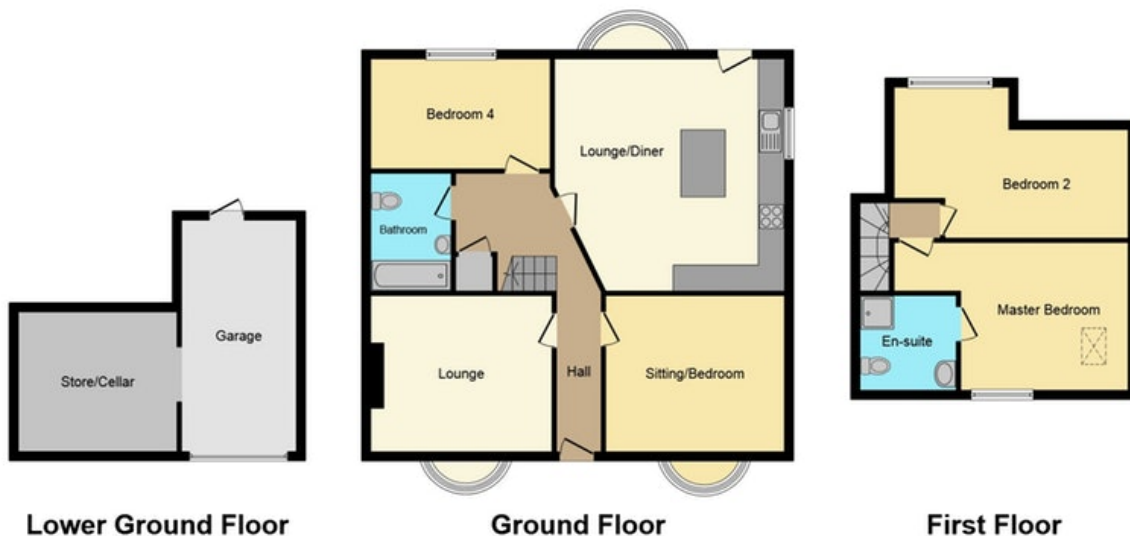
We are delighted to offer for sale this spacious and modern four bed detached dorma bungalow with NO UPWARD CHAIN!

The ground floor comprises of entrance hall, lounge, two double bedrooms, kitchen/diner with island and stylish family bathroom. The first floor offers a further two bedrooms with the master benefiting from an en-suite wet room.

To the rear there is an enclosed garage with ample parking to the front with drive and garage. The garage also gives access to the generous cella.

Early viewing is esensial to avoid missing out on this superb home!

Floor plan:



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

683, Manchester Road, SHEFFIELD, S10 5PR

Dwelling type: Detached bungalow	Reference number: 0350-2883-6479-9703-6321
Date of assessment: 07 March 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 07 March 2017	Total floor area: 89 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,636
Over 3 years you could save	£ 1,362

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 177 over 3 years	<div style="background-color: #27ae60; color: white; padding: 10px; border: 1px solid white;"> You could save £ 1,362 over 3 years </div>
Heating	£ 3,051 over 3 years	£ 1,911 over 3 years	
Hot Water	£ 279 over 3 years	£ 186 over 3 years	
Totals	£ 3,636	£ 2,274	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 55	Potential 82	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 594
2 Cavity wall insulation	£500 - £1,500	£ 342
3 Floor insulation (suspended floor)	£800 - £1,200	£ 228

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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