




354, Sicey Avenue, Sheffield, Yorkshire, S5 0EH

Bettermove is pleased to present this 3 bed end of terrace located in the heart of Sheffield. Briefly comprising to the front elevation you will find entrance hall leading to living room and kitchen/diner. French UPVC door open from the kitchen to the rear garden with 4 storage huts and single garage. On the first floor you will find 3 bedrooms and the family bathroom.

Benefiting from Gas Central Heating, UPVC Double Glazing, Off Street Parking and recent modernization viewing is highly recommended. The property is within walking distance to local amenities, local transport and is within 4 miles from the M1 making it easy for city commuters alike.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	