



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Taverner Way, High Green, Sheffield, S35 4LL

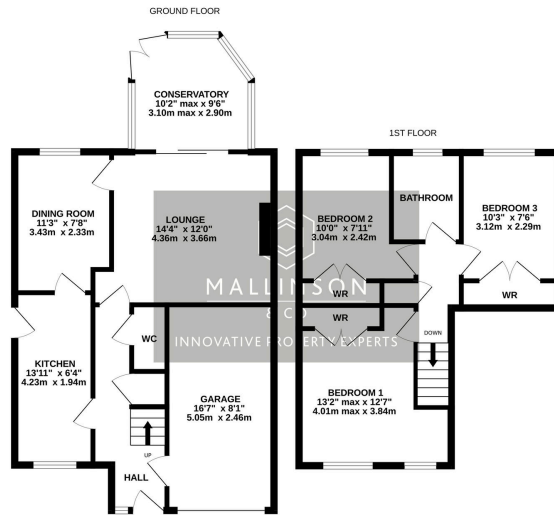
Offers Over £245,000

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TAKE A LOOK AT THIS ... LOCATED ON THIS HIGHLY REGARDED DEVELOPMENT CLOSE TO HIGH GREEN CENTRE IS THIS WELL PROPORTIONED AND WELL PRESENTED THREE BEDROOM DETACHED PROPERTY, IDEALLY SUITED TO A COUPLE, FAMILY OR DOWNSIZER. THE PROPERTY FEATURES A MODERN KITCHEN AND BATHROOM, FRONT AND REAR GARDENS, AMPLE OFF STREET PARKING, AN INTEGRAL GARAGE AND IS LOCATED CLOSE TO EXCELLENT COMMUTER LINKS VIA THE M1 MOTORWAY NETWORK.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance only and should be used as a guide to only prospective purchasers. The actual layout and dimensions may vary from those stated and no guarantee is given as to their accuracy or efficiency can be given. Made with MetreX CAD.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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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