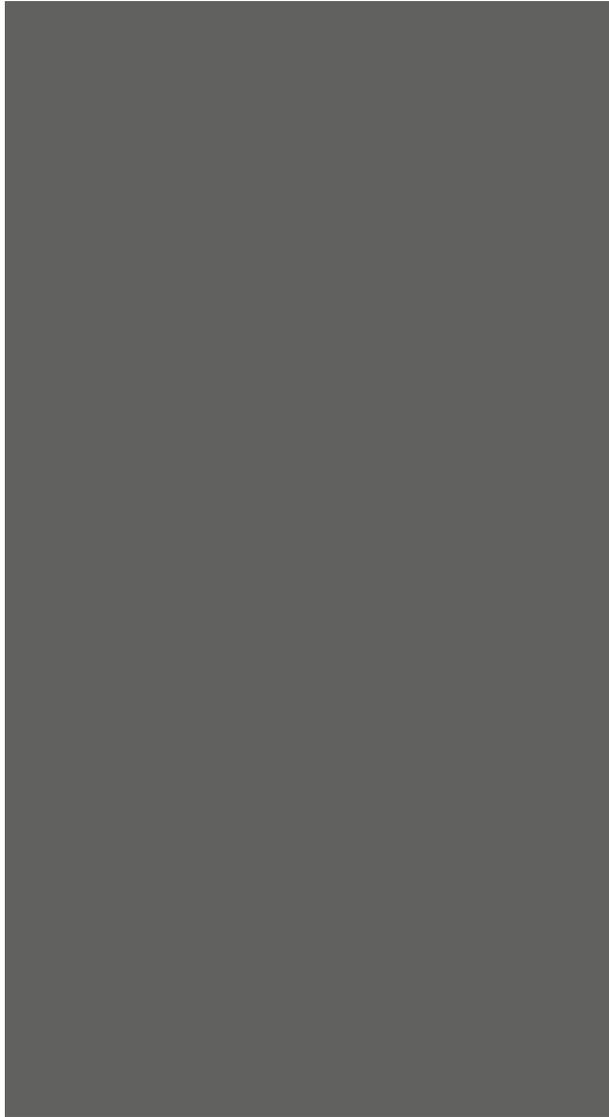




18, Knab Croft

Sheffield, S7 2EQ

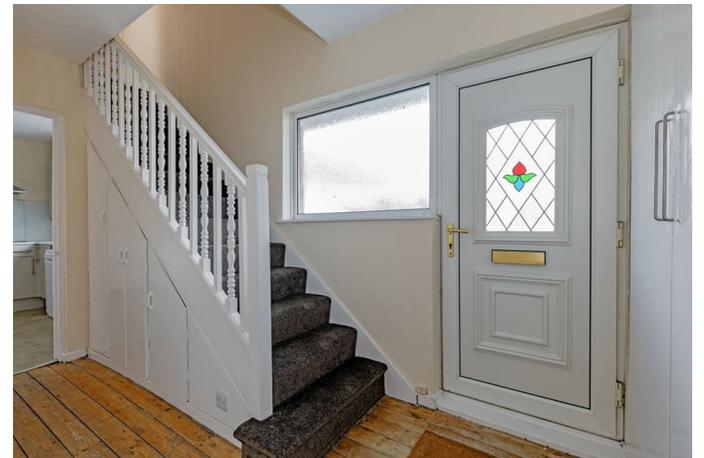


- GUIDE PRICE £425,00 to £450,000
- Extensive South facing garden
- Open plan living room extension with Velux windows
- Additional utility room/fourth downstairs bedroom
- Useful downstairs shower room
- Fully repainted and carpeted throughout
- Large garage with additional storage room
- Quiet cul-de-sac location
- Close to good local schooling and City amenities
- ELR Premium (buyers fees of £595 inc VAT apply)



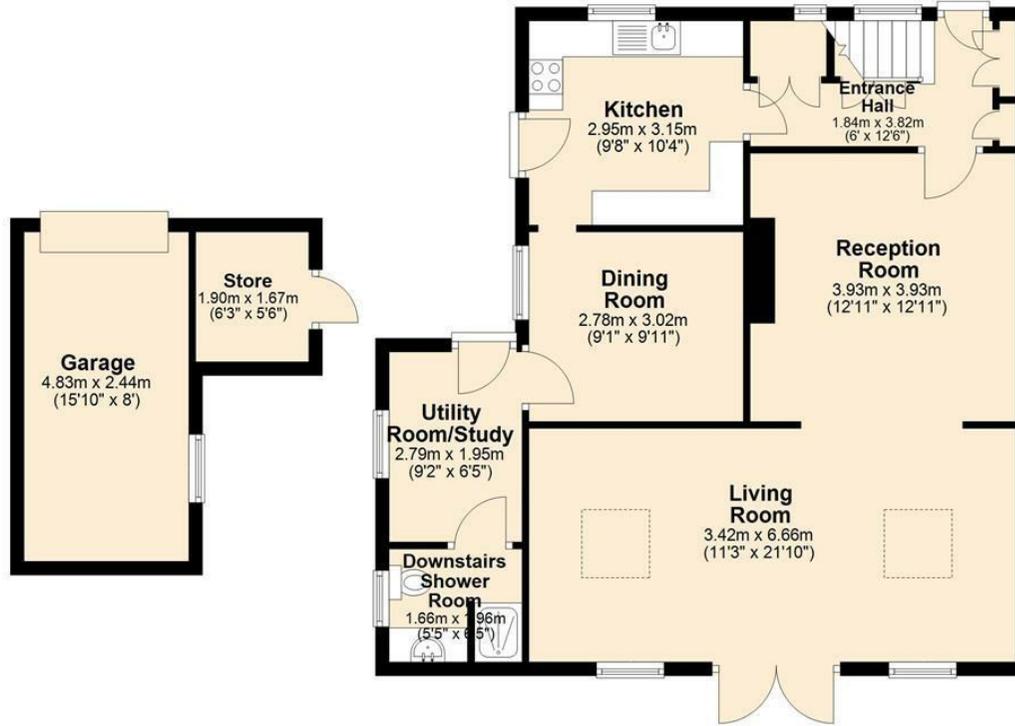






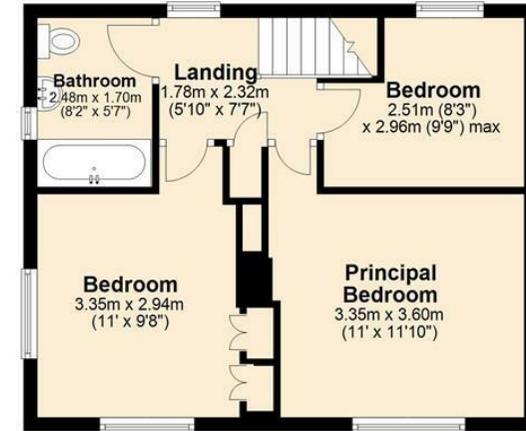
Ground Floor

Approx. 92.1 sq. metres (991.0 sq. feet)



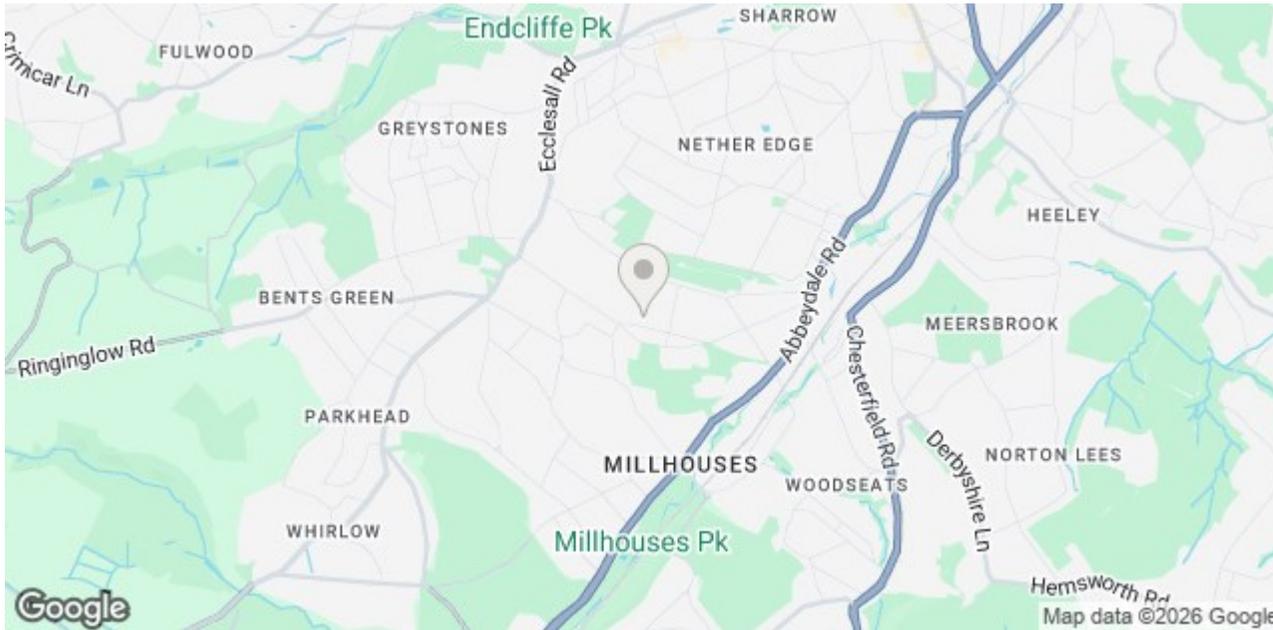
First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 134.7 sq. metres (1450.4 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.