



Spencer.

252, Western Road, Crookes, S10 1LF

Buy —  
a stunning stone built semi-detached home in  
the heart of Crookes over four levels

— from *Spencer.*

- Superb family stone built three bedroom semi-detached house
- Beautiful mature enclosed rear garden
- Internal inspection highly recommended
- Stylish interiors with some original features
- Excellent Transport Links
- Sought After Location in S10
- Generous kitchen/diner on the lower ground floor & two reception rooms
- Amazing City views
- Freehold
- EPC Rating E



£430,000





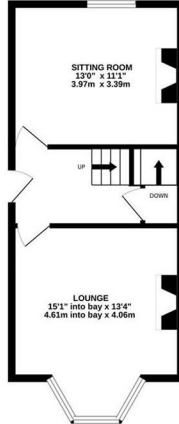


# Floorplan

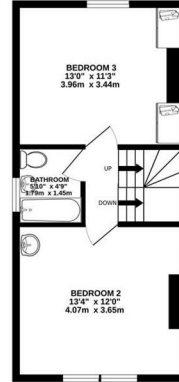
BASEMENT - ROOM HEIGHT = 2.35M



GROUND FLOOR - ROOM HEIGHT = 2.63M



1ST FLOOR - ROOM HEIGHT = 2.53M



2ND FLOOR



TOTAL FLOOR AREA : 1518sq.ft. (141.0 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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Viewing: Via the Agents

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