



Buy-

a three bedroom semi-detached house which is well presented and is located within this extremely convenient area of Nether Edge S7

from Spencer.

- · No onward chain
- · Semi-detached house
- · Three bedrooms
- · Well presented
- Neutral decor
- · Modern kitchen & bathroom
- Low maintenance yard/garden
- · Double glazed
- · Sought after location
- · Close to amenities











Offers Around

£235,000









Floorplan



Main area: Approx. 76.0 sq. metres (818.0 sq. feet)
Plus cellar, approx. 15.1 sq. metres (162.5 sq. feet)

All measurements are approximate Yorkshire EPC & Floor PLans Ltd Plan produced using PlanUp.



+44 (0)114 268 3682 info@spencersestateagents.co.uk 469 Ecclesall Road, Sheffield, S11 8PP

469 Ecclesall Road, Sheffield, S11 8Pl SpencersEstateAgents.co.uk **y** SpencersAgents

SpencersAgents

■ SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on themas representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

 $Spencers\,Agents\,Ltd, 469\,Eccles all\,Road, Sheffield\,St1\,8pp\,|\,Registered\,in\,England\,No.\,7565948$