



*Spencer.*

**9, Thorncliffe View, Sheffield, S35 3XU**

Buy —

A fantastic new build four bed detached house from Ackroyd & Abbott in Chapeltown

— from *Spencer.*

- Detached new build family home
- Four bedrooms
- En-suite to master bedroom
- Garage
- Utility room
- Underfloor heating to the ground floor
- Fully fitted kitchen with quartz worktops
- Solar panels
- TV and data points to all bedrooms
- 10 year warranty



Asking Price

**£390,000**



Please consult the quotation for a list of items to be supplied. The drawing is a computer representation of layout

Cad Plan No : 23031351977

Customer : DEXTER POLLARD

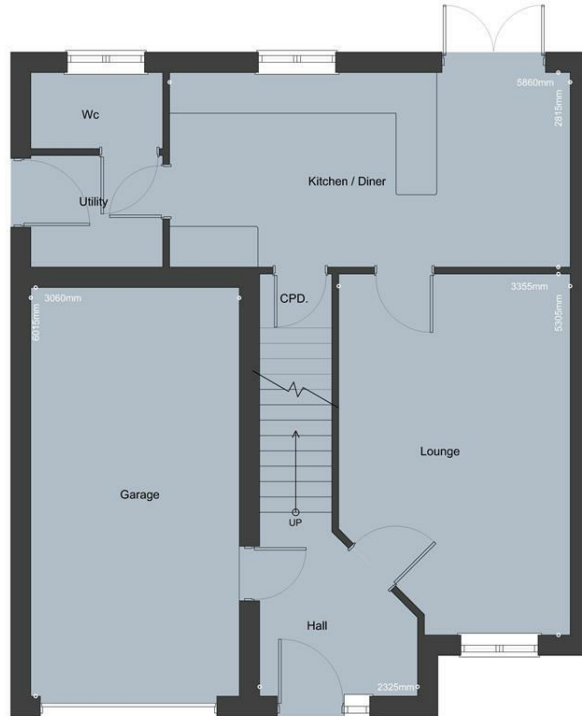




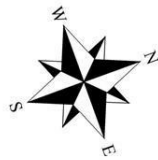
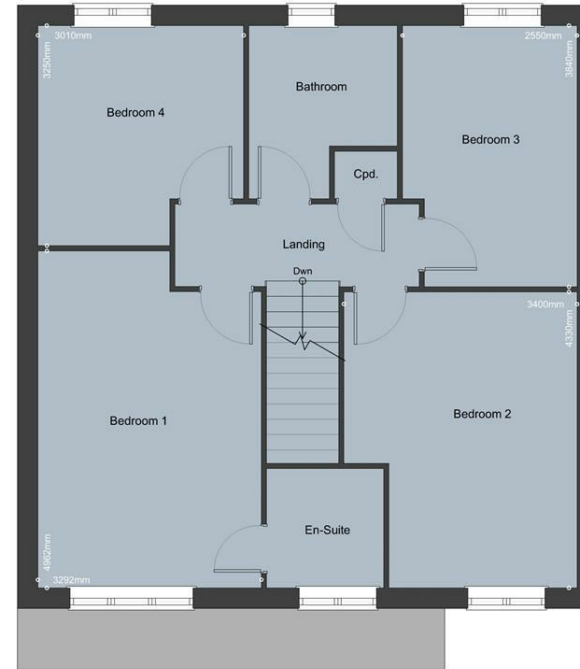


# Floorplan

**Ground Floor**  
Approx. 67.55 m<sup>2</sup> (727 ft<sup>2</sup>)



**First Floor**  
Approx. 63.63 m<sup>2</sup> (685 ft<sup>2</sup>)



**House Type:**  
**Arundel**

**Spencer.**

+44 (0)114 268 3682  
info@spencersstateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP  
SpencersEstateAgents.co.uk

**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 them as 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 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948