



Spencer.

107, Duncan Road, Crookes, S10 1SP

Buy —

this beautifully presented three bedroom semi-detached family home in the heart of a highly regarded and sought after location.

— from *Spencer.*

- Beautifully appointed family home
- Three bedrooms
- Family bathroom
- Stunning fitted kitchen/ dining room
- Separate lounge
- Garden to front and rear
- Excellent sought after location
- Council Tax Band-C
- EPC Rating-C
- What3Words///stacks.formal.shunt



Offers Around

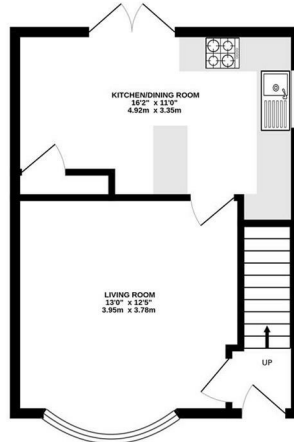
**£340,000**



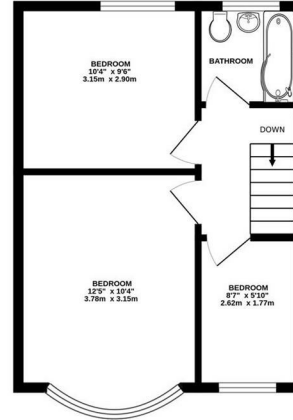


# Floorplan

GROUND FLOOR  
CEILING HEIGHT 2.6 M  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
CEILING HEIGHT 2.48 M  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.

While 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 misstatement. 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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