



Spencer.

40, Wadbrough Road, Ecclesall Road, S11 8RG

Buy —

a four bedroomed mid-terraced property  
perfectly positioned to enjoy the delights of  
Ecclesall Road

— from *Spencer.*

- Larger style terraced house
- Four double bedrooms
- Amazing location just off Ecclesall Road
- Private rear garden
- Offering the opportunity to improve and renovate
- Bay windowed lounge
- Double storey off-shot kitchen and bathroom
- Freehold
- Original features
- EPC rating D



£315,000





# Floorplan



Total area: approx. 125.3 sq. metres (1348.5 sq. feet)

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

**Spencer.**

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Viewing: Via the Agents

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