



Buy

this simply stunning and not to be missed 3 double bedroomed mid terrace home with the added advantage of garage. In the popular and vibrant sought after location of Sharrow Vale and is available with no chain!

from Spencer.

- Beautifully presented modern interior
- 3 double bedroom terraced property
- Fully modernised family bathroom
- · Stunning fitted kitchen
- Rear garage /Store/ home office
- · No onward chain
- Cellar suitable for further conversion
- Council Tax B
- EPC rating D
- What three words /// hush.money.glad











£360,000

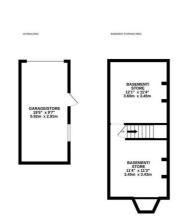








Floorplan

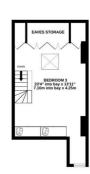




GROUND FLOOR - ROOM HEIGHT I 2 ASM



1ST FLOOR - ROOM HEIGHT



2ND FLOOR - MAX ROO HEIGHT = 2.42M

THE CELLAR & GARAGE ARE NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 1173sq.ft. (109.0 sq.m.) approx.

Whits every attempt has been made to ensure the accuracy of the floorplan contained there, measurements of droots, vindors, comos and any charter terms are appointment and no responsibility in taken for any consistion 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.

As to their operability or efficiency can be given.





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

469 Ecclesall Road, Sheffield, S11 8PP 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 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 St18pp | Registered in England No. 7565948