



Spencer.

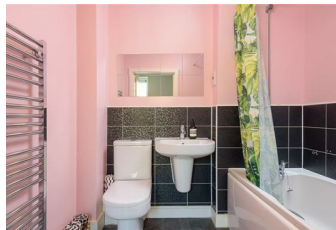
30, Castle Croft Drive, Norfolk Park, S2 2BF

## Buy —

this a superbly presented two double bedroom semi-detached house, built in 2015 with solar panels, EV Charge point and is located a stones throw from the City Centre and the train station

— from *Spencer.*

- Superbly presented two double bedroom home
- Family bathroom and ensuite shower room
- Dining kitchen and lounge with direct access to the enclosed rear garden
- Utility room with WC
- Car Parking, EV Charge point and solar panels
- Large storage loft
- Ideally located for city centre and train station but within three miles of the Peak Park.
- Council Tax Band B
- EPC Rating - B
- What three words///memo.gloves.start

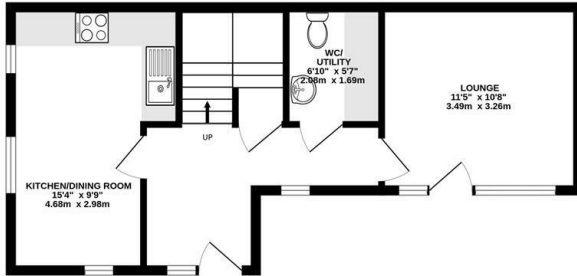


**£245,000**

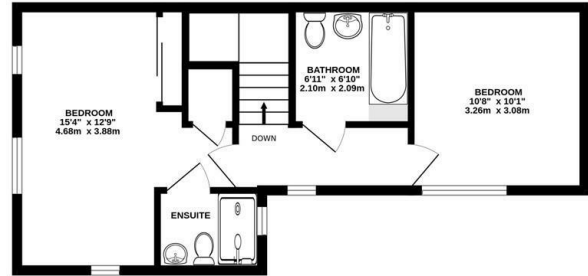


# Floorplan

GROUND FLOOR  
CEILING HEIGHT 2.51 M  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
CEILING HEIGHT 2.44 M  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.

Whilst 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 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.  
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Viewing: Via the Agents  
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