



Spencer.

42, Cowlshaw Road, Sharrow Vale, S11 8XF

Buy —

An excellent house in Sharrow Vale great for investors and owner occupiers

— from *Spencer.*

- An excellent three bed roomed terraced house
- In need of some modernisation throughout
- Currently let but VP available on July 1st 2024
- A great owner-occupier property
- Good local schools
- Incredible local facilities at Sharrow Vale Road
- Enclosed rear courtyard garden
- Permit parking on street
- Good proportions EPC rating E - Potential B
- Follow What3Words: jelly.books.bags

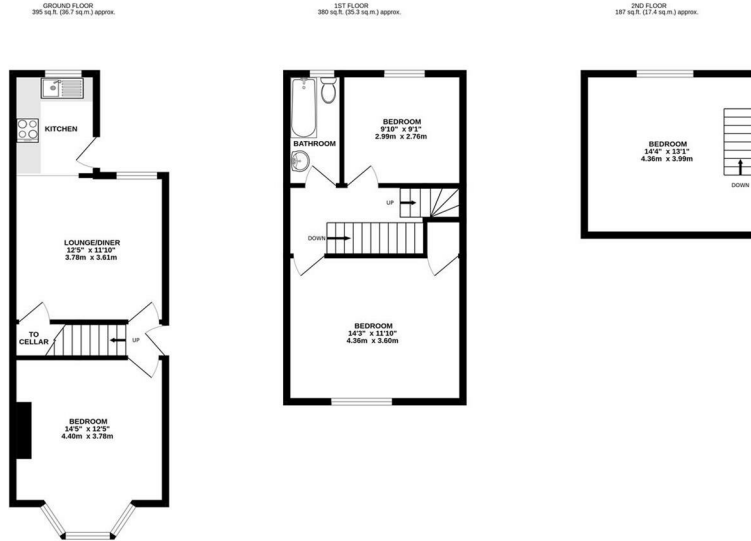


£290,000





# Floorplan



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 condition or efficiency can be given.  
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**Spencer.**

+44 (0)114 268 3682  
info@spencersestateagents.co.uk  
469 Ecclesall Road, Sheffield, S11 8PP  
SpencersEstateAgents.co.uk

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Viewing: Via the Agents  
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