



Spencer.

94, Cliffefield Road, Meersbrook, S8 9DN

Buy —

An immaculate three bedroom terraced house with en-suite and balcony Velux next to Meersbrook Park

— from *Spencer.*

- A fabulous rendered three bedroomed terraced house in Meersbrook
- Stylish presentation throughout
- Living room with reclaimed parquet flooring and log burner
- Bespoke made maple ply handmade kitchen
- Lovely courtyard enclosed garden to the rear
- En-suite shower room to the top floor main bedroom
- Balcony Velux to the front with views towards Meersbrook Park
- Family bathroom with a roll top bath
- EPC rating C
- Council Tax band A

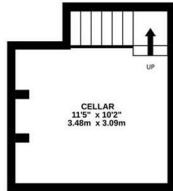


£275,000

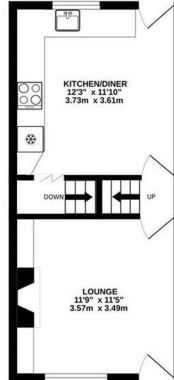


Floorplan

BASEMENT



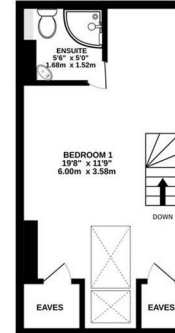
GROUND FLOOR - MAX ROOM HEIGHT = 2.82M



1ST FLOOR - MAX ROOM HEIGHT = 2.78M



2ND FLOOR - MAX ROOM HEIGHT = 2.75M



THE CELLAR IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 872sq.ft. (81.0 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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