



Spencer.

72, Silverdale Road, Ecclesall, S11 9JL

**Buy** —

this perfectly located and well proportioned four double bedroom family home is excellently placed for school catchment and has scope for further potential if required.

— from *Spencer.*

- Four double bedroom detached family home
- Open plan L-shaped lounge dining room
- Good size kitchen with pantry store
- Down stairs shower room and a family bathroom
- Full of further potential
- Double garage and off street parking
- Excellent location for families and school catchments
- Council Tax Band-F
- EPC Rating -D
- [What3words:///coast.coins.grabs](#)

Offers Around

**£625,000**







# Floorplan

## SILVERDALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 118.9 SQ M / 1280 SQ FT

GARAGE = 31.5 SQ M / 339 SQ FT

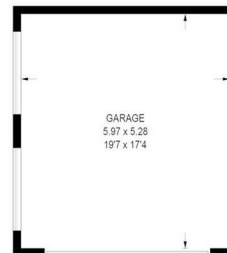
TOTAL = 150.4 SQ M / 1619 SQ FT



GROUND FLOOR  
63.8 SQ M / 687 SQ FT



FIRST FLOOR  
55.1 SQ M / 593 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only. measurements are approximate, not to scale.

# Spencer.

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Viewing: Via the Agents

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