



Spencer.

40, Pearson Place, Meersbrook, S8 9DE

Buy —

this superbly presented three bedroom traditional mid terrace home, with enclosed rear garden set in the heart of a vibrant and convenient location.

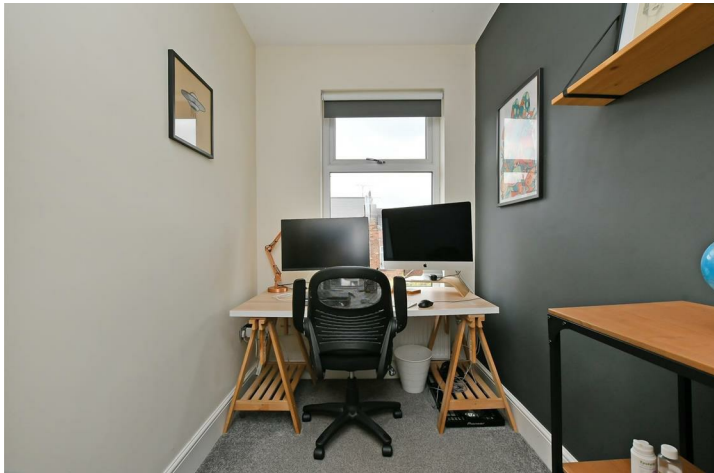
— from *Spencer.*

- Traditional three bedroom mid terrace
- Beautifully presented throughout
- Three good sized bedrooms
- Separate dining room and off shot modern kitchen
- Front facing bay windowed lounge
- Lawned rear garden and additional cellar storage
- Excellent vibrant location
- Council Tax Band-A
- EPC Rating-D
- [what3words///king.leaps.winter](https://www.what3words.com/king.leaps.winter)



Offers Around

£245,000



Floorplan

40 PEARSON PLACE

APPROXIMATE GROSS INTERNAL AREA = 84.7 SQ M / 912 SQ FT (EXCLUDING EAVES)

CELLAR = 12.8 SQ M / 138 SQ FT

TOTAL = 97.5 SQ M / 1050 SQ FT



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

Spencer.

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