



Spencer.

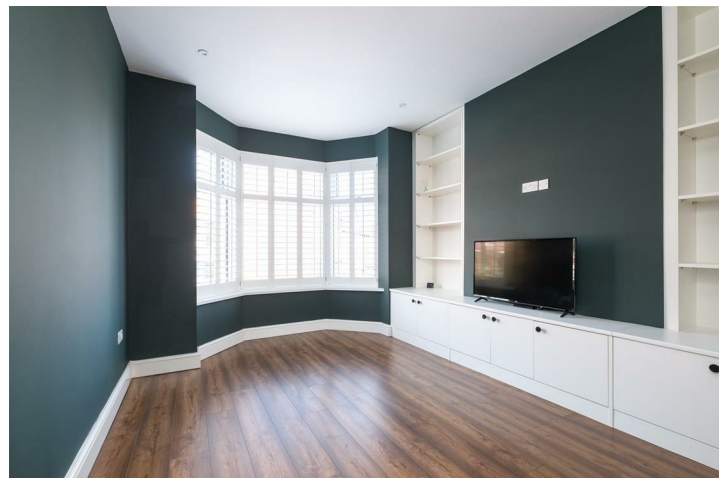
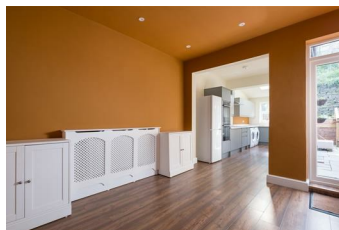
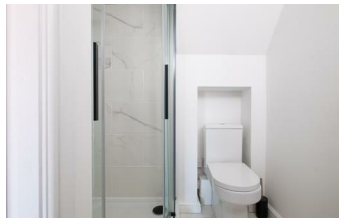
Penrhyn Road, Sharrow, S11

## Rent —

This spacious and well designed three double bedroom, two bathroom mid terrace property in an excellent and highly sought after location...AVAILABLE NOW!

— from *Spencer.*

- AVAILABLE NOW
- Three double bedrooms
- Two bathrooms
- Private Garden
- Appliances Included
- Part Furnished
- Holding Deposit - £330
- Security Deposit - £1,670
- Council Tax Band- B
- EPC Rating - D



# £1,450

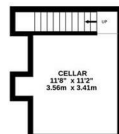
PCM





# Floorplan

**BASEMENT**  
145 sq.ft. (13.3 sq.m.) approx.



**GROUND FLOOR**  
487 sq.ft. (45.0 sq.m.) approx.



**1ST FLOOR**  
437 sq.ft. (40.3 sq.m.) approx.



**2ND FLOOR**  
274 sq.ft. (25.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1344 sq.ft. (124.9 sq.m.) approx.**

Whilst 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 operability 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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