



Spencer.

161, Crookes, Crookes, S10 1UD

Buy —

This well proportioned, one double bedroom apartment with separate study room, open-plan living dining kitchen. Excellent for a first time buyer or investment opportunity.

— from *Spencer.*

- Available with NO CHAIN
- One double bedroom apartment
- Ample fitted storage in bedroom
- Modern bathroom and kitchen
- Second home office/study
- Open plan living room/diner
- Excellent location with good transport links
- Council Tax Band-A
- EPC Rating- C
- [What3words:///voters.rail.rising](#)

Offers Around

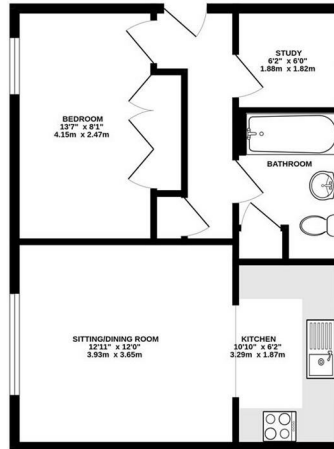
£125,000





Floorplan

SECOND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 487 sq.ft. (45.2 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the description and floor plan, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for general guidance only and should not be used as a basis for any legal proceedings. The plan is for general guidance only and should not be used as a basis for any legal proceedings. The plan is for general guidance only and should not be used as a basis for any legal proceedings.

Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
SpencersAgents
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948