



Buy

this well maintained and presented traditional three bedroom mid terrace home with enclosed courtyard garden in an excellent location.

-from Spencer.

- Traditional three bedroom terraced home
- · Three good sized bedrooms
- · Lounge with wood burning stove
- · Dining Kitchen
- · Enclosed courtyard garden
- · Traditional Cellar
- Excellent location
- · Council Tax Band-B
- EPC Rating-D
- What3Words///spirit.image.went











£265,000









Floorplan

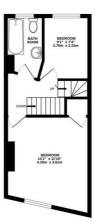
CELLAR 178 sq.ft. (16.5 sq.m.) approx.



GROUND FLOOR CEILING HEIGHT 2.73M



FIRST FLOOR CEILING HEIGHT 2.6 M



SECOND FLOOR CEILING HEIGHT 2.38 M



TOTAL FLOOR AREA: 822sq.ft. (76.4 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurement, of doors, windows, crooms and any other terms are approximate and no responsibility to taken for any entropy consistion 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.

as to their operability or efficiency can be given.



Spencer.

+44 (0)114 268 3682 info@spencersestateagents.co.uk 469 Ecclesall Road Sheffield S118P

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