



Spencer.

19, Bristol Road, Botanical Gardens, S11 8RL

Buy —

a sensational semi detached house on this popular road,
beautifully presented over four floors with off-street parking

— from *Spencer.*

- A wonderful semi-detached Victorian residence finished to an exceptional standard
- Superb decor throughout including a bright, open-plan living kitchen with island
- Boot room with storage, basement utility room, gym and study
- Excellent proportions throughout including bay windowed lounge
- Five double bedrooms over the two upper floors, one with en-suite shower room
- Family bathroom and top floor additional shower room
- Off-street parking with electric vehicle charging point
- EPC Rating E - Potential C
- Sheffield City Council Tax Band - E
- [What3Words///healthier.prep.waddell](https://www.healthier.prep.waddell.com/What3Words///healthier.prep.waddell)



Offers Around

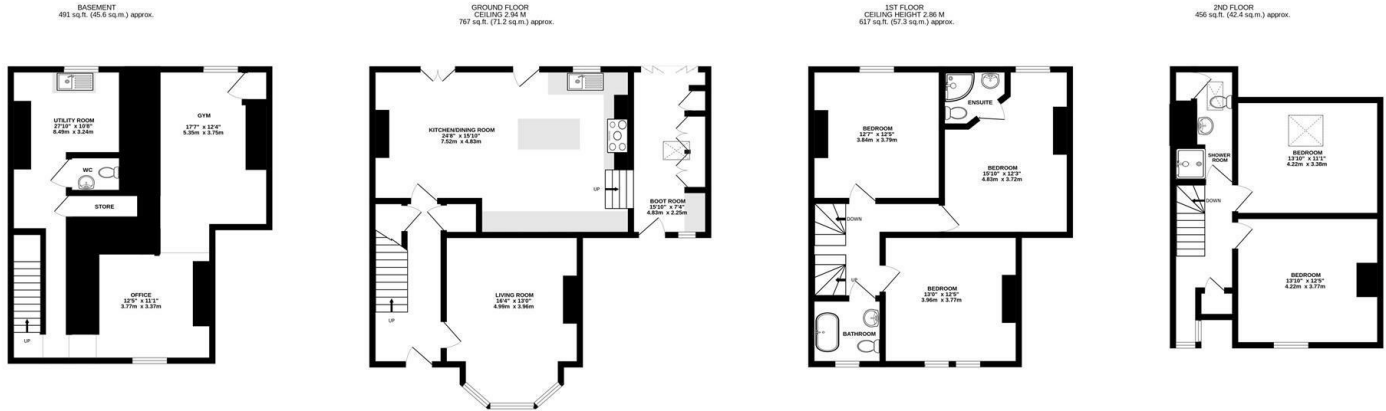
£825,000







Floorplan



TOTAL FLOOR AREA : 2331 sq.ft. (216.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Viewing: Via the Agents

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