



Spencer.

289, Greystones Road, High Storrs, S11 7BX

Buy —

this superbly presented and maintained, three bedroom, semi detached home in an excellent school catchment with off street parking and private southerly garden.

— from *Spencer.*

- Superb semi detached home
- Three bedrooms and family bathroom
- Separate dining room with patio doors to garden
- Front facing bay windowed lounge
- Off street parking
- Southerly facing, rear enclosed garden
- Excellent school catchment
- Council Tax Banding-C
- EPC Rating-C
- What3words///stops.begun.smile

Offers Around

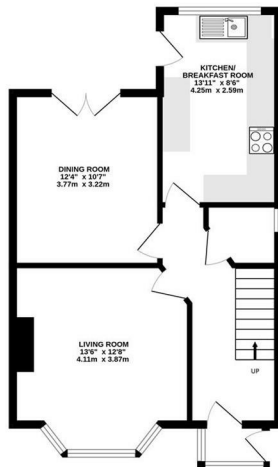
£395,000



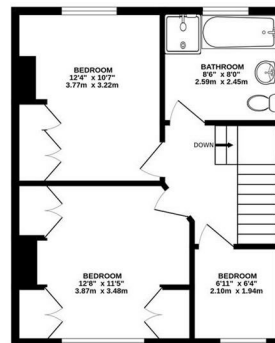


Floorplan

GROUND FLOOR
CEILING HEIGHT 2.61 M
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
CEILING HEIGHT 2.58 M
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

While 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 misrepresentation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and equipment shown have not been tested and no guarantee as to their operation is intended can be given.
Made with Metaplan (2005)



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