



Spencer.

168, Carr Road, Walkley, S6 2WZ

Buy —

A charming and beautifully presented end terraced house in the heart of Walkley with a serene garden and excellent access to local amenities

— from *Spencer.*

- A beautifully presented end terraced house with charming interiors
- Three bedrooms on the first floor with a modern bathroom
- Wonderful front facing bay window with modern interior design and log burner
- Separate dining room
- Rear facing sun room with vaulted ceiling and doors onto the lovely rear garden
- Separate modern Karl Benz kitchen with integrated appliances and breakfast bar
- Good-sized landscaped enclosed garden with lovely planting and seating area. Large front garden with possible off-street parking space
- Freehold. Sheffield Council Tax Band - A
- EPC Rating - D Possible B
- What3Words///dined.honey.chain



£365,000













# Floorplan

## 168 CARR ROAD

APPROXIMATE GROSS INTERNAL AREA = 97.6 SQ M / 1050 SQ FT

CELLAR = 16 SQ M / 172 SQ FT

TOTAL = 113.6 SQ M / 1222 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale.

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+44 (0)114 268 3682

[info@spencersestateagents.co.uk](mailto:info@spencersestateagents.co.uk)

469 Ecclesall Road, Sheffield, S11 8PP

[SpencersEstateAgents.co.uk](https://www.SpencersEstateAgents.co.uk)

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Viewing: Via the Agents

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