



Spencer.

968, Abbeydale Road, Millhouses, S7 2QF

this superb two double bedroom, first floor apartment in a sought-after and convenient location with allocated parking.

— from Spencer.

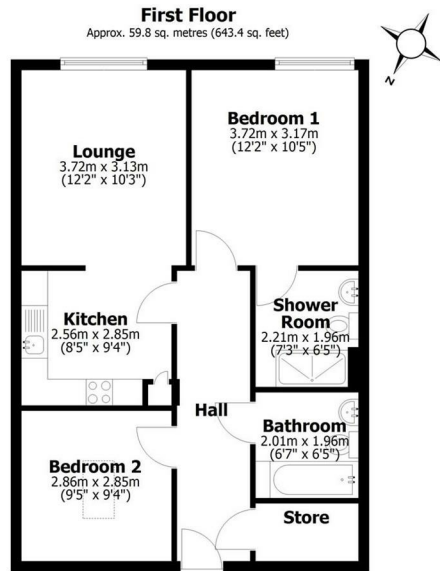
- **Superbly-located, first floor apartment**
- **Two double bedrooms**
- **Master bathroom and ensuite shower room**
- **Open plan kitchen, diner and lounge**
- **Allocated parking space**
- **Perfect for first time buyers, a downsize or investment opportunity**
- **Excellent location for amenities and transport links**
- **Council Tax Band -B**
- **EPC Rating-C**
- **What3words///chats.trendy.back**

£165,000





Floorplan



Total area: approx. 59.8 sq. metres (643.4 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

Apt 2 Hastings House, 968 Abbeydale Road

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