



Buy

this stone-fronted, two double bedroom, two bathroom, traditional terrace situated in the heart of Crookes with excellent potential to create a fabulous home.

from Spencer.

- · Available with no onward chain
- Two bedroom traditional terrace with lots of potential
- Possibility to convert back to three bedrooms
- · Currently two bathrooms
- Ample lounge and separate dining room
- · Off-shot kitchen and cellar storage
- Rear yard
- . Council Tax Band-B
- EPC Rating-E
- · What3words///cones.decreased.th











Offers Around

£225,000









Floorplan

TOTAL FLOOR AREA: 1072 sq.ft. (99 6 sq.m.) approx. Whilst every altering has been made to ensure the access; of the obopian contained here, measurements of otions, wedows, occurs and any other terms are approximate and no responsibility is taken for any errors, orinists nor mis-statement. This plan is the fillustrative purpose or yard and bould be used as such by any prospective purchaser. The settless, systems and applicates shown have not been not been lested and no guarantee as to the mission of the systems of the settless of the set



+44 (0)114 268 3682 info@spencersestateagents.co.uk

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

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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.

2ND FLOOR 197 sq.ft. (18.3 sq.m.) approx.

Viewing: Via the Agents

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