



Spencer.

27, Alford Avenue, Oughtibridge, S35 0JQ

Buy —

this superbly extended three/four bedroom, detached family home, situated in a quiet cul-de-sac location with off-street parking and private rear garden with stunning views.

— from *Spencer.*

- Superbly extended three/four bedroom detached family home
- Large kitchen with utility space and second bathroom
- Open plan diner
- Three first floor bedrooms
- Family bathroom
- Ground floor bedroom/office/playroom
- Enclosed rear garden with elevated views
- Council Tax Band-C
- EPC Rating-C
- [What3words:///glitz.joined.lively](#)

£365,000

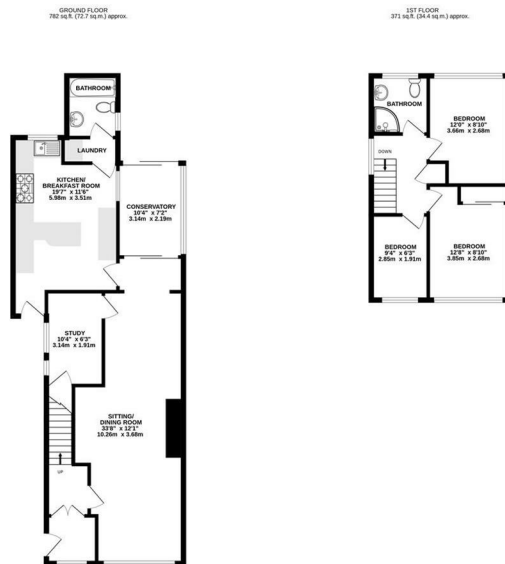








Floorplan



TOTAL FLOOR AREA: 1151 sq ft (107.1 sq m.) approx.

While every effort 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 errors, omissions or misstatements. This plan is for information purposes only and should be used as a guide to the prospective purchaser. It is not intended to be used as a basis for any legal proceedings and no guarantee is given as to the accuracy or efficiency of the plan.

Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk
 469 Ecclesall Road, Sheffield, S118PP
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