



Spencer.

22, Gordon Road, Sharrow Vale, S11 8XU

Buy —

a lovely, newly-redecorated two bedroomed terraced house in the heart of Sharrow Vale

— from *Spencer.*

- A super two bed terraced house in Sharrow Vale
- Ideal for first time buyer or investor
- Located on a cul-de-sac close to shops and local cafes and restaurants
- Gas central heating and double glazing
- Modern bathroom in white
- Rear yard with store and storage cellar
- No chain
- Sheffield City Council Tax Band - A
- EPC Rating - D
- What3Words///heave.sculpture.blo

Offers Around

**£215,000**

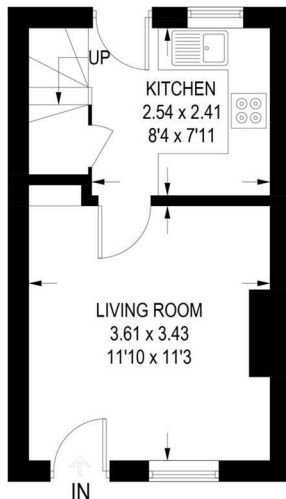




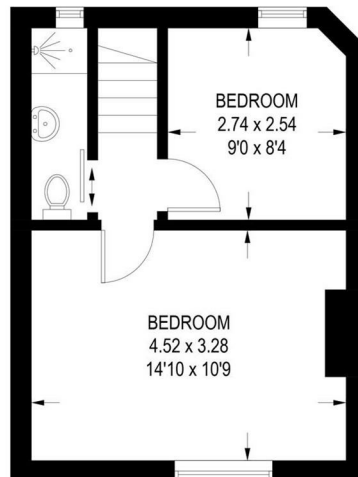
# Floorplan

## 22 GORDON ROAD

APPROXIMATE GROSS INTERNAL AREA = 49.4 SQ M / 531 SQ FT



**GROUND FLOOR**  
21.6 SQ M / 232 SQ FT



**FIRST FLOOR**  
27.8 SQ M / 299 SQ FT

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

# Spencer.

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Viewing: Via the Agents  
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