



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.

Spencer.

+44 (0)114 268 3682

info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP

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