



Spencer.

2, Exley Avenue, Sheffield, S6 2WH

## Buy —

A two double bedroom traditional terrace property in an excellent location. Offered with no onward chain and has plenty of further potential.

— from *Spencer.*

- Available with no chain
- Offering excellent further potential
- Two double bedrooms
- Private rear courtyard garden
- Kitchen diner and separate lounge
- Perfect renovation project
- Cellar storage
- Council Tax Band -A
- EPC Rating-D
- What3Words [///tubes.faster.plus](#)



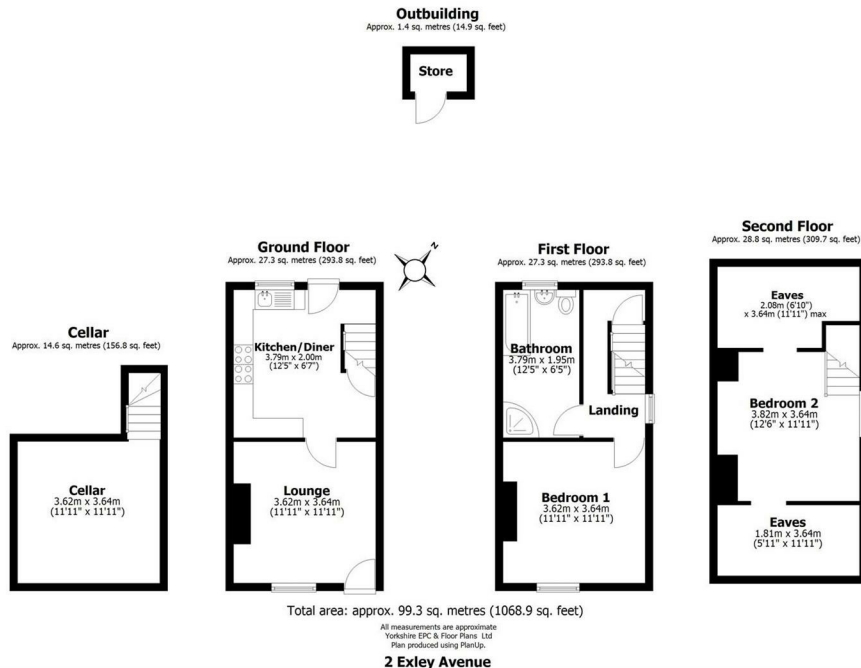
Offers Around

**£175,000**





# Floorplan



**Spencer.**

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Viewing: Via the Agents  
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