



Spencer.

45, Walkley Road, Sheffield, S6 2XL

Buy —

this superbly-presented and deceptively-proportioned, three double bedroom, two bathroom, mid-terrace home

— from *Spencer.*

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- Deceptively spacious mid-terrace home
  - Three double bedrooms
  - Open plan lounge dining room with feature fireplaces
  - Good sized modern off-shot kitchen equipped with appliances
  - Master attic bedroom with ensuite shower room
  - Storage cellar and rear courtyard garden
  - Excellent location
  - Council Tax Band-A
  - EPC Rating-D
  - What3words:///fall.stores.manage
- 



£250,000





# Floorplan

## 45 WALKLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 108.0 SQ M / 1162 SQ FT  
(INCLUDING EAVES)

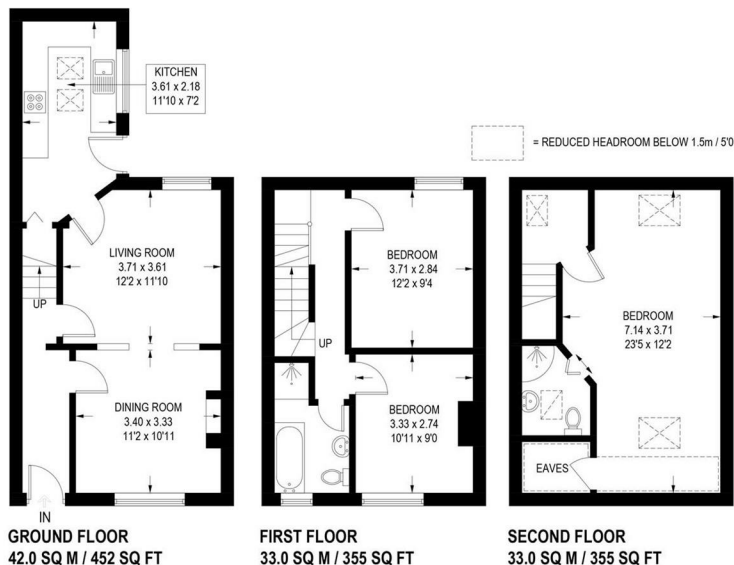


Illustration is for identification purposes only,  
measurements are approximate, not to scale.

# Spencer.

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Viewing: Via the Agents  
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