



Spencer.

33, Cartmell Road, Sheffield, S8 0NH

## Buy —

beautifully presented and maintained two bedroom mid terrace home in the heart of this popular location benefiting from rear garden and outbuilding secure storage.

— from *Spencers.*

- Traditional two bedroom terrace
- Beautifully presented throughout
- Modern well equipped kitchen diner
- Cosy lounge with woodburning stove
- Modern bathroom with plunge bath
- Rear garden with outbuilding store
- Excellent popular location
- EPC-C
- Council Tax Band-A
- What3words///tubes.helps.hunter

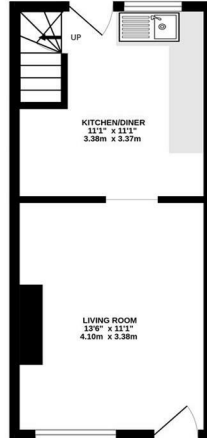


**£185,000**

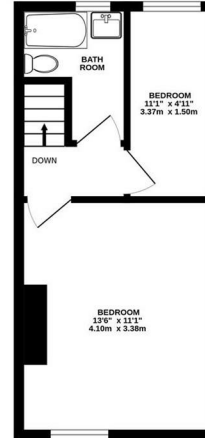


# Floorplan

GROUND FLOOR  
266 sq ft. (24.7 sq.m.) approx.



1ST FLOOR  
266 sq ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq ft. (49.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, boundaries, roads and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, appearance and specifications shown here do not constitute any guarantee, as to their accuracy or otherwise can be given.  
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Viewing: Via the Agents

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