



Spencer.

4, Eagle Lane, Sheffield, S3 8BF

Buy —

this simply stunning, three double bedroom townhouse with undercroft parking, balcony courtyard garden and communal gardens, available with no chain in an excellent, vibrant, cosmopolitan community.

— from *Spencer.*

- Available with NO ONWARD CHAIN
- Superbly presented modern townhouse
- Three ample double bedrooms
- Open plan kitchen diner with utility room
- Family bathroom and downstairs WC
- Private garden terrace, communal garden and balcony
- Undercroft Parking and storage
- Council Tax Band-D
- EPC Rating-B
- What3words:///judges.filed.gold

Offers Around

£400,000









Floorplan



TOTAL FLOOR AREA: 1191 sq ft. (110.7 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors and any other items 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 services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler 12/20

Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk
469 Ecclesall Road, Sheffield, S118PP
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