



Spencer.

48, Bower Road, Sheffield, S10 1ER

Buy —

This superbly spacious and beautifully presented, three double bedroom, two bathroom, mid-terrace with private rear garden in a popular location.

— from *Spencer.*

- Available with no onward chain
- Three double bedrooms
- Newly fitted family bathroom and ensuite
- Spacious lounge
- Rear dining room with offshot modern kitchen
- Excellent location
- Private rear garden and cellar storage
- Council Tax Band-B
- EPC Rating-D
- What3words:///noting.trails.healers

Offers Around

**£295,000**



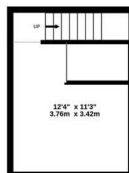




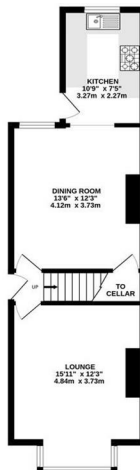


# Floorplan

**BASEMENT**  
179 sq.ft. (16.5 sq.m.) approx.



**GROUND FLOOR**  
448 sq.ft. (41.4 sq.m.) approx.



**1ST FLOOR**  
513 sq.ft. (47.5 sq.m.) approx.



**2ND FLOOR**  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 1428 sq.ft. (132.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing: Via the Agents

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