



Spencer.

46, Charles Ashmore Road, Norton, S8 8GJ

## Buy —

a great opportunity to buy this superb five bedroom semi-detached family home with a fabulous outlook onto Graves Park

— from *Spencer.*

- Available with no chain
- Superbly presented semi-detached family home
- Five good-sized bedrooms
- Off street parking for two cars and garage
- Good-sized enclosed rear garden
- Lounge and separate dining room
- Modern well-fitted Kitchen and separate utility room
- Council Tax-D
- EPC-E
- What three words///timing.lend.enter



Offers Around

**£430,000**





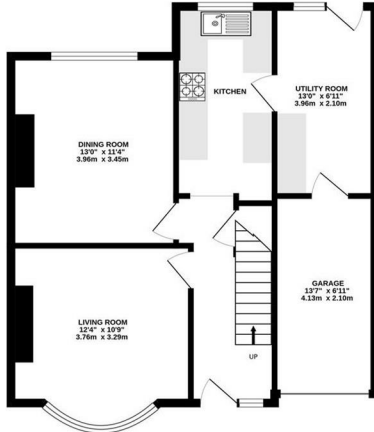




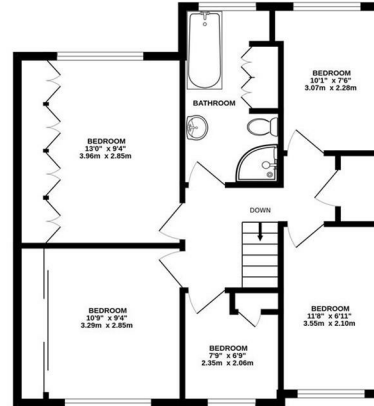


# Floorplan

GROUND FLOOR  
CEILING HEIGHT 2.61 M  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
CEILING HEIGHT 2.51 M  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA - 1267 sq.ft. (117.8 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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