



Spencer.

37, Junction Road, Hunters Bar, S11 8XA

Buy ———  
this beautifully modernised four bedroom  
traditional terrace property in the heart of one  
of Sheffield's most desired locations

————— from *Spencer.*

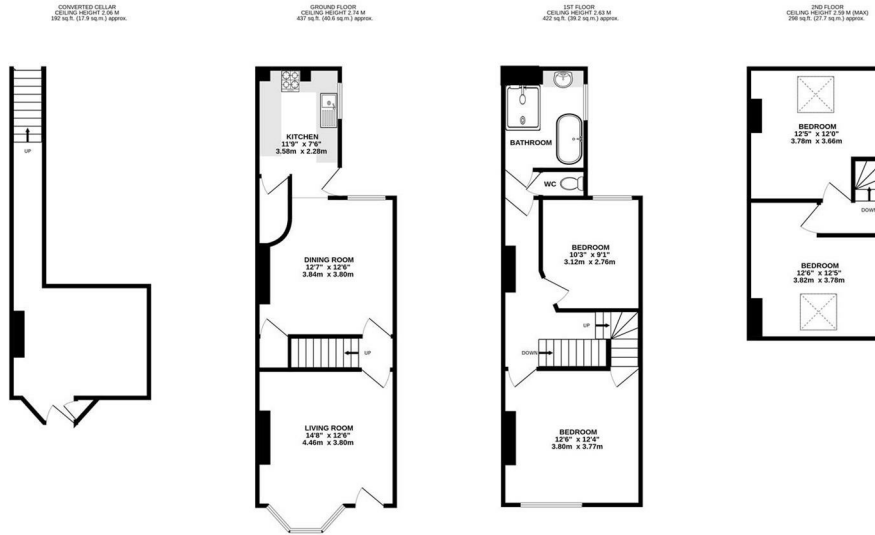
- Beautifully presented and modernised throughout
- Four double bedrooms
- Dining room and bay windowed lounge
- Stunning well designed fitted kitchen
- Modern family bathroom with separate walk in shower
- Excellent entertaining garden space with additional outhouse
- Converted cellar with separate front access
- Council Tax-B
- EPC-E
- What three words///guards.manual,chop



£360,000



# Floorplan



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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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