



Spencer.

18, Brincliffe Gardens, Brincliffe, S11 9BG

Buy —

a fantastic four/five bedroom detached family home which is located within the highly regarded suburb of Brincliffe

— from *Spencer*.

- Available with no chain
- Superb Detached family home in excellent location
- Four/Five bedrooms
- Two bathrooms
- Ample off street and garage
- Excellent school catchment
- Close to amenities and good transport links
- Council Tax Band F
- EPC E
- What three words///button.rang.remind



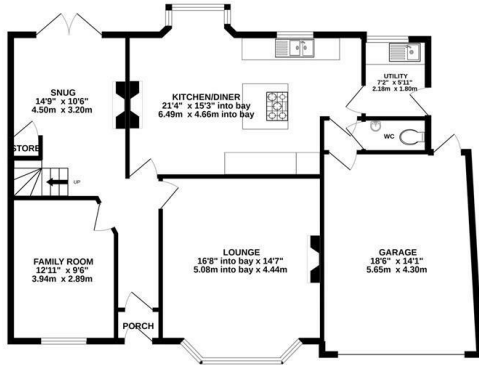
Offers In Excess Of

£775,000

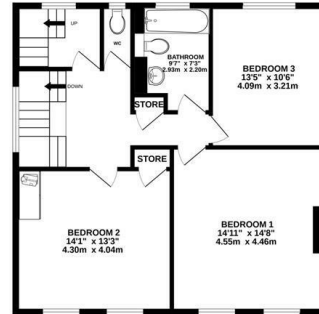


Floorplan

GROUND FLOOR - MAX ROOM
HEIGHT = 2.84M



1ST FLOOR - MAX ROOM
HEIGHT = 2.69M



2ND FLOOR - MAX ROOM
HEIGHT = 2.82M



THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 2314sq. ft. (215.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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