



Spencer.

32, Hangingwater Road, Nether Green, S11 7EQ

Buy —

this well presented and proportioned four bedroom family home in a fabulous location.

— from *Spencer*.

- Well presented and spacious four bedroom semi-detached home
- Open plan kitchen diner with French doors to the garden
- Bay windowed lounge
- Master ensuite attic bedroom
- Three good-sized bedrooms and laundry room to first floor
- Enclosed rear garden with secure store
- Excellent family location with good school catchment
- Council Tax-D
- EPC - D
- [what3words///birds.drives.power](#)

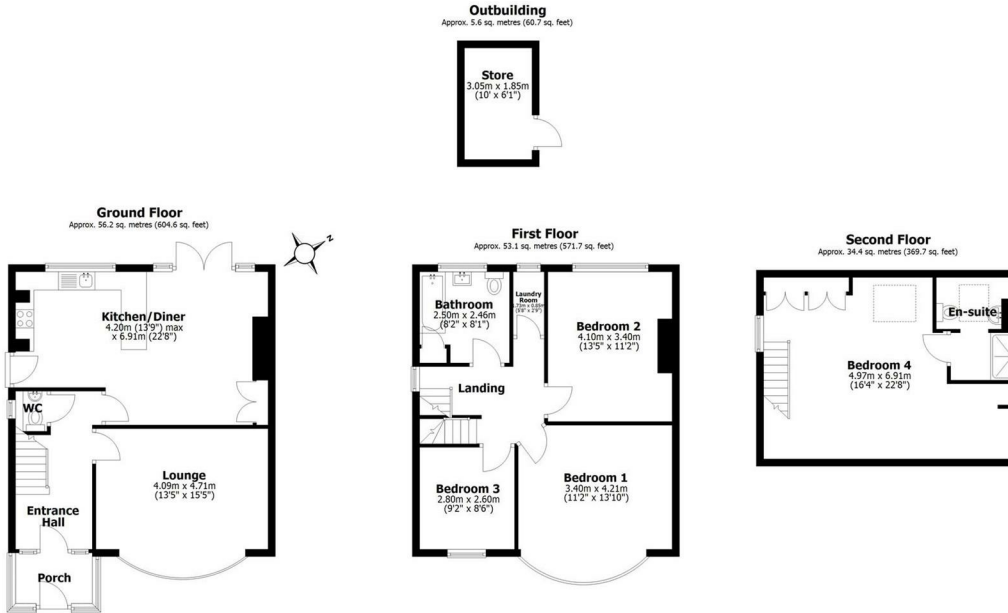
Offers Around

£580,000





Floorplan



Total area: approx. 149.3 sq. metres (1606.7 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

32 Hangingwater Road

Spencer.

+44 (0)114 268 3682

info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP

SpencersEstateAgents.co.uk

Twitter: SpencersAgents

Instagram: SpencersAgents

Facebook: 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