



Spencer.

23, The Grove, Loxley, S6 6RE

Buy —

a beautiful three bedroom detached townhouse with garage on a quiet cul-de-sac location

— from *Spencer.*

- Detached three bedroom home
- Beautifully presented and maintained throughout
- Excellent storage, integrated garage and off street parking
- Three good-sized bedrooms
- Superb modern dining kitchen with conservatory
- Cosy lounge with balcony enjoying the stunning views
- Well-maintained and paved sitting out area
- Council Tax Band C
- EPC Rating D
- What three words///limit.snail.erase



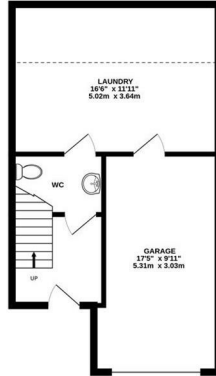
Offers Around

£375,000

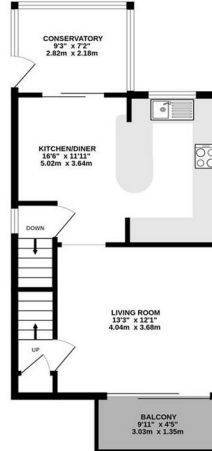


Floorplan

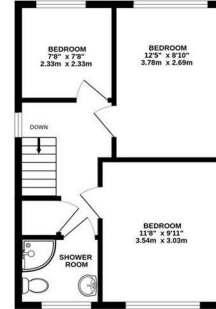
GROUND FLOOR
CEILING HEIGHT 2.34 M
449 sq ft. (41.7 sq.m.) approx.



1ST FLOOR
CEILING HEIGHT 2.34 M
460 sq ft. (42.8 sq.m.) approx.



2ND FLOOR
CEILING HEIGHT 2.34 M
395 sq ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq ft. (121.2 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.
Made with Metropix ©2024

Spencers.

+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
 SpencersAgents
 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