



## Buy-

this fabulous two double bedroom traditional mid terrace home in a very sought after and popular location.

## -from Spencen.

- · Traditional mid terrace property
- · Beautifully presented throughout
- Well fitted modern kitchen and shower room
- · Two double bedrooms
- Cosy living room with feature fireplace
- · Spacious and useful storage cellar
- Excellent location in a vibrant community
- . Council Tax Band A
- EPC Rating C
- · What3words///farmer.cheek.summ











£215,000









## Floorplan

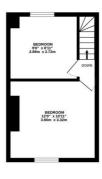
BASEMENT 156 sq.ft. (14.5 sq.m.) approx.



GROUND FLOOR CEILING HEIGHT 2.63 M 279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR CEILING HEIGHT 2.58 M 230 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA - 508ss, ft. (47.2 sg.m.) approx.

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

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

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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 themas 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

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