



Spencer.

25, Balmoral Crescent, Lodge Moor, S10 4NE

Buy —

This well proportion detached family home in an excellent location with four double bedrooms and three reception rooms.

— from *Spencer.*

- Superb detached family home
- Four double bedrooms with master ensuite
- Family bathroom and downstairs WC
- Open plan kitchen diner with separate utility and store
- Three reception rooms
- Enclosed and private rear garden
- Ample off street parking
- Council Tax Band-F
- EPC Rating-C
- [what3words///mint.super.tribune](https://www.what3words.com/mint.super.tribune)

Offers Around

£742,000



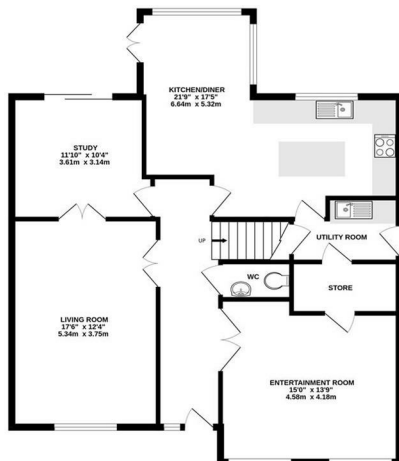




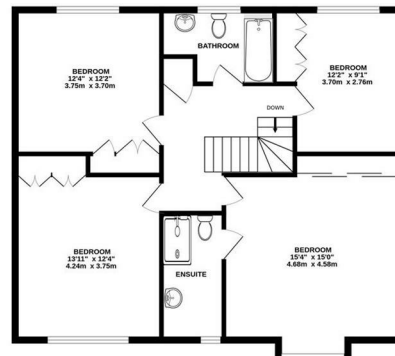


Floorplan

GROUND FLOOR
CEILING HEIGHT 2.31 M
1019 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
CEILING HEIGHT 2.43 M
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 1933 sq.ft. (179.6 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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