



Spencer.

Doris Cottage, Butts Hill, Totley, S17 4AN

Buy —

Beautifully presented period, stone built semi detached cottage with four good sized bedrooms, private southerly rear garden, off street parking and stunning views.

— from *Spencer.*

- Stunning semi rural location with views
- Stone built semi detached cottage
- Four ample bedrooms
- Living room, dining kitchen and cosy snug
- Master bedroom with ensuite
- Family bathroom
- Private rear garden and off street parking for two vehicles
- Council Tax Band-D
- EPC Rating-C
- What3words:///dining.join.levels

Offers Around

£645,000









Floorplan

DORIS COTTAGE

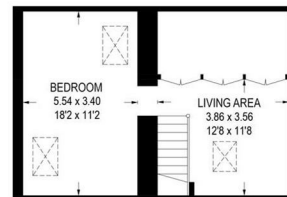
APPROXIMATE GROSS INTERNAL AREA = 167 SQ M / 1798 SQ FT



GROUND FLOOR = 61.4 SQ M / 661 SQ FT



FIRST FLOOR = 61.2 SQ M / 659 SQ FT



SECOND FLOOR = 44.4 SQ M / 478 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

Spencer.

+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