



Spencer.

9, Hallamgate Road, Crookes, S10 5AA

Buy —

this stunning, versatile, five bedroom detached family home occupying a generous sized plot and located within the highly sought after area of Crookes

— from *Spencers*.

- Built in 2016 by Taylor Wimpey
- Detached family home
- Five bedrooms (potential for six)
- Two bath/shower rooms plus cloakroom
- Generous plot with good sized garden
- Single garage and parking for 3 - 4 cars
- Versatile accommodation over 3 floors
- Sought after location
- Excellent nearby amenities
- EPC Rating B



£635,000





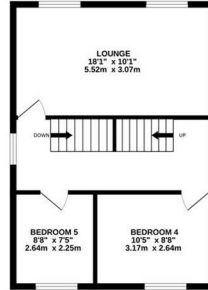


# Floorplan

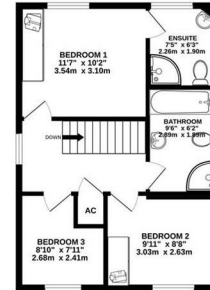
GROUND FLOOR - ROOM HEIGHT = 2.67M



1ST FLOOR - ROOM HEIGHT = 2.64M



2ND FLOOR - ROOM HEIGHT = 2.42M



THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 1442sq. ft. (134.0 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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**Spencers.**

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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 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

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