



Spencer.

968, Abbeydale Road, Millhouses, S7 2QF

Buy —

A super two bedroomed apartment newly decorated and carpeted in this great location at Millhouses

— from *Spencer.*

- Two double bedroomed apartment
- Located in the heart of Millhouses
- Modern open plan living kitchen space with dual aspect
- Modern main bathroom with bath and en-suite shower room
- With new decoration and flooring throughout
- Allocated parking space. Excellent school catchment including Mercia
- Great for first time buyers or investors
- Sheffield City Council Tax Band - B
- EPC Rating - D Potential C
- What3Words///stacks.mole.copper



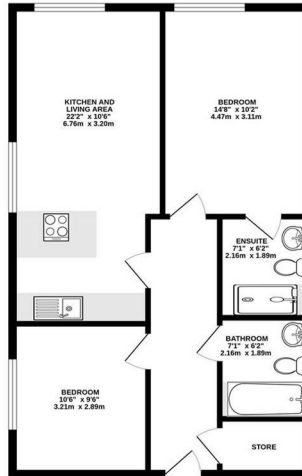
Offers Around

£165,000



Floorplan

FIRST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA - 677 sq.ft. (62.9 sq.m.) approx.

Whilst every effort has been made to provide the accuracy of the floorplan, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any legal proceedings. It is to be used as a guide only and is not to be relied upon as to the accuracy of the information given. Plans are for guidance only.

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