



Spencer.

41, Bruce Road, Sheffield, S11 8QD

## Buy —

this superbly presented 2/3 bedroom mid terrace home, set in a quiet location with gated mews style courtyard frontage in this excellent vibrant community.

— from *Spencer.*

- Traditional mid terrace home in mews style location
- Two/three bedrooms
- Modern shower room
- Open plan kitchen living room
- Enclosed private rear garden
- Set in a quieter position in a vibrant popular location
- Gated mews frontage with storage outbuilding
- Council Tax Band-A
- EPC-E
- What3words///energy.ties.afford

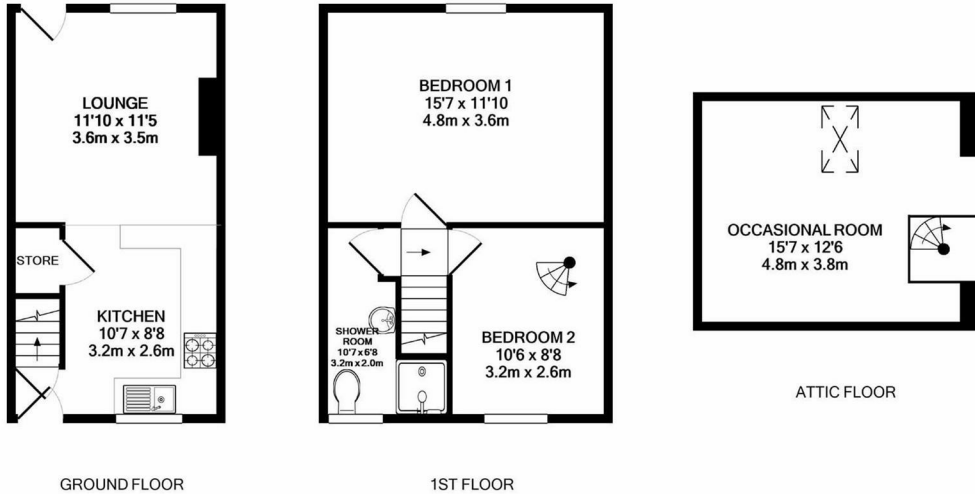


Offers Around

**£230,000**



# Floorplan



THE ATTIC LEVEL IS NOT INCLUDED IN THE TOTAL FLOOR AREA  
TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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