



Spencer.

33, Cartmell Road, Sheffield, S8 0NH

Buy —

beautifully presented and maintained two bedroom mid terrace home in the heart of this popular location benefitting from rear garden and outbuilding secure storage.

— from *Spencer.*

- Traditional two bedroom terrace
- Beautifully presented throughout
- Modern well equipped kitchen diner
- Cosy lounge with woodburning stove
- Modern bathroom with plunge bath
- Rear garden with outbuilding store
- Excellent popular location
- EPC-C
- Council Tax Band-A
- What3words///tubes.helps.hunter

Offers Around

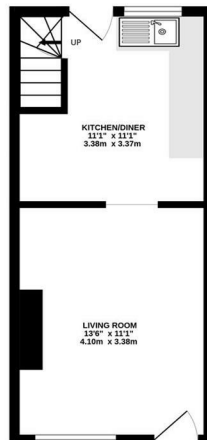
£185,000



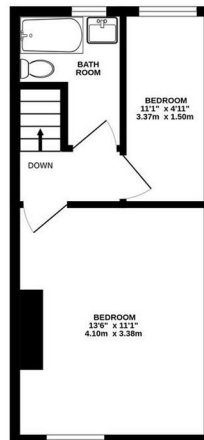


Floorplan

GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, existence and application thereof have not been tested and no guarantee as to their accuracy or efficiency can be given.
Made with Bluebeam® (2020)

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