



Spencer.

4, Eagle Lane, Sheffield, S3 8BF

## Buy

this simply stunning, three double bedroom townhouse with undercroft parking, balcony courtyard garden and communal gardens, available with no chain in an excellent, vibrant, cosmopolitan community.

— from *Spencer.*

- Available with **NO ONWARD CHAIN**
- Superbly presented modern townhouse
- Three ample double bedrooms
- Open plan kitchen diner with utility room
- Family bathroom and downstairs WC
- Private garden terrace, communal garden and balcony
- Undercroft Parking and storage
- Council Tax Band-D
- EPC Rating-B
- What3words:///judges.filed.gold



Offers Around

**£400,000**







# Floorplan



TOTAL FLOOR AREA: 1191 sq ft. (110.7 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, doors and other items are approximate and the responsibility of those 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 accuracy, appropriateness and applicability of these plans have not been tested and no guarantee as to their accuracy or efficiency can be given.  
Made with MyHomeplan 12/20

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Viewing: Via the Agents  
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