



Spencer.

Crescent Road, Nether Edge, Sheffield

## Rent —

a large detached Victorian house with five bedrooms sitting within a lovely plot on this excellent street in Nether Edge, Available 14th August

— from *Spencer.*

- AVAILABLE 14TH AUGUST
- A large 5 bedroom detached Victorian house in the heart of Nether Edge
- Period features throughout and with large rooms
- Lovely gardens and off-road parking for several cars
- Security Deposit £2,880
- Holding Deposit £575
- EPC Rating E
- NO SMOKERS
- Council Tax Band F



# £2,500 PCM

PCM

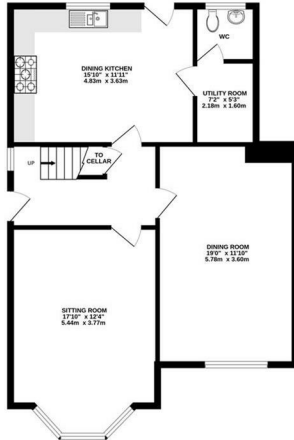




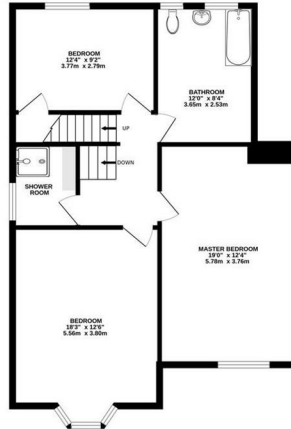


# Floorplan

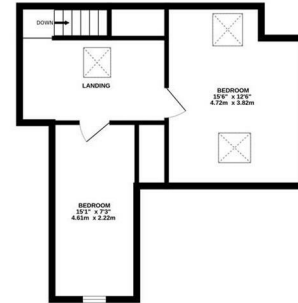
GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



2ND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1949 sq.ft. (181.1 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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Viewing: Via the Agents

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