



Spencer.

95, Dalewood Road, Beauchief, S8 0EE

## Buy —

this superbly presented three bedroom semi detached family home on this popular tree lined location with ample off street parking, large enclosed rear garden and currently having granted planning for further rear extension if required. ( Ref: 23/03459/FUL)

— from *Spencer.*

- Superbly presented semi-detached family home
- Three good sized bedrooms
- Open plan kitchen diner with French doors to the garden
- Cosy bay-windowed lounge
- Off-street parking for two vehicles
- Long enclosed rear garden
- Planning permission granted for rear extension (Ref: 23/03459/FUL)
- Council Tax Band-C
- EPC Rating-D
- What3words///oasis.arts.tested



**£395,000**

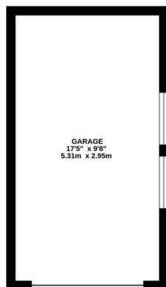




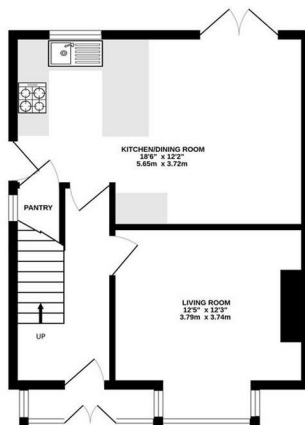


# Floorplan

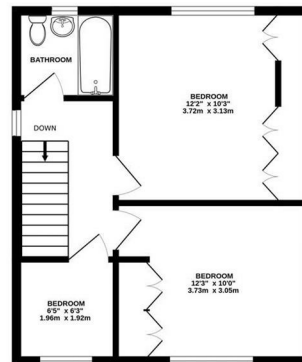
GARAGE  
169 sq ft. (15.7 sq.m.) approx.



GROUND FLOOR  
441 sq ft. (41.0 sq.m.) approx.



1ST FLOOR  
406 sq ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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