



Spencer.

17, Nairn Street, Sheffield, S10 1UL

Buy —

A simply superb, three bedroom mid-terrace home with stunning presentation throughout, plus a beautiful rear garden with secure store, all in this excellent location.

— from *Spencer.*

- Available with no onward chain
- Stunning presentation throughout
- Well-fitted modern kitchen diner
- Beautiful cosy lounge
- Three ample bedrooms and family bathroom
- Double storage cellar
- Larger than average rear garden with secure outhouse store
- Council Tax Band-B
- EPC Rating-
- [What3words///blues.basin.guides](https://www.what3words.com/blues.basin.guides)

Offers Around

£295,000



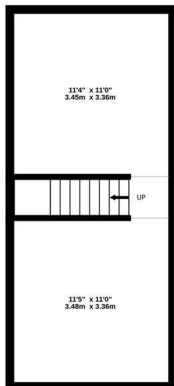




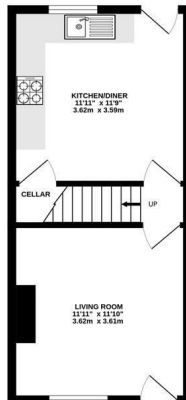


Floorplan

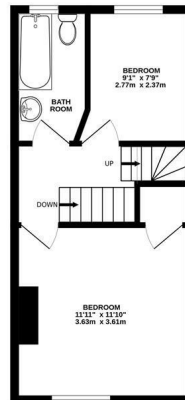
CELLARS
282 sq.ft. (26.2 sq.m.) approx.



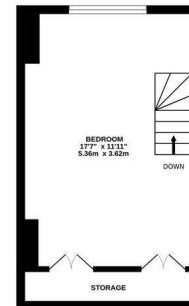
GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



2ND FLOOR
232 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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