



Spencer.

42, Cowlshaw Road, Sharrow Vale, S11 8XF

Buy —

An excellent house in Sharrow Vale great for investors and owner occupiers

— from *Spencer.*

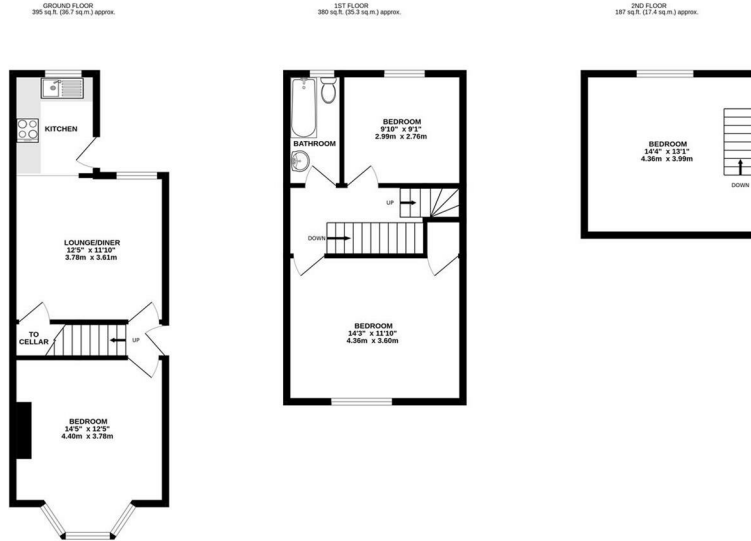
- An excellent three bed roomed terraced house
- In need of some modernisation throughout
- Currently let but VP available on July 1st 2024
- A great owner-occupier property
- Good local schools
- Incredible local facilities at Sharrow Vale Road
- Enclosed rear courtyard garden
- Permit parking on street
- Good proportions EPC rating E - Potential B
- Follow What3Words: jelly.books.bags



£290,000



Floorplan



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.
Made with Metropix ©CS24

Spencer.

+44 (0)114 268 3682

info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP

SpencersEstateAgents.co.uk

T SpencersAgents

@ SpencersAgents

f 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