



*Spencer.*

**Apt 21, Porter Brook View, Sharrow Vale, S11 8ZJ**

## Buy —

superbly located and presented two double bedroom apartment situated in the highly desired location of Sharrow Vale. With residents parking and close to a wealth of local amenities and good transport links.

— from *Spencer.*

- Available with no chain
- Ideal for a first time buyer, young professional or landlord investment
- Excellently located 2 double bedroom first floor apartment
- Separate fully fitted and modern kitchen with good sized lounge
- Recently redecorated throughout and with plentiful storage
- Well maintained communal gardens and residents only parking with visitor pass
- Superbly located for local amenities and transport links
- Council Tax- A
- EPC-C
- What three words ///voters.pass.chill



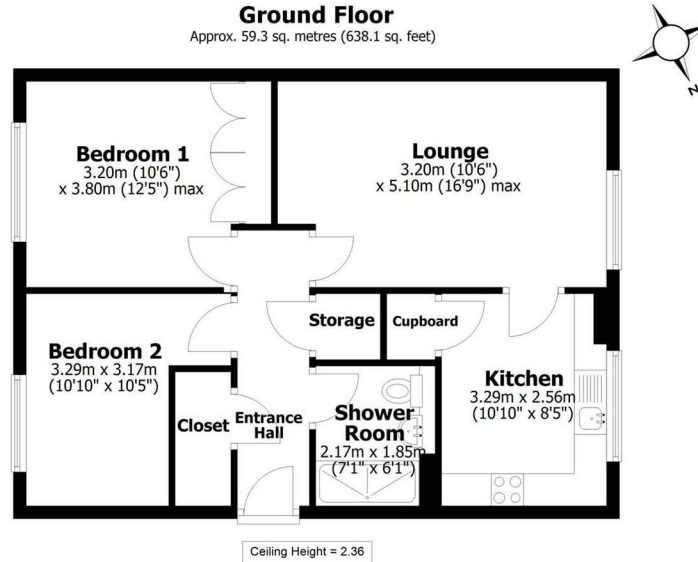
Offers Around

**£185,000**





# Floorplan



Total area: approx. 59.3 sq. metres (638.1 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

## Apt 21 Porter Brook View

**Spencer.**

+44 (0)114 268 3682  
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP  
SpencersEstateAgents.co.uk

**SpencersAgents**  
**SpencersAgents**  
**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