



*Spencer.*

**9, Bowood Road, Sharrow Vale, S11 8YF**

Buy —

A fantastic four/five bedroom, two bathroom mid terrace property in S11.

— from *Spencer.*

- No chain
- Superb opportunity to create stunning home
- Great as a family home or rental investment
- Four/ five double bedrooms
- Two bathrooms
- Enclosed rear courtyard garden
- Popular location and school catchment
- Council Tax - B
- EPC - E
- [What3words///best.yappy.landed](#)



**£325,000**



# Floorplan

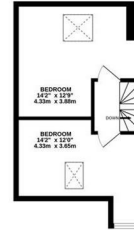
GROUND FLOOR  
OVERALL HEIGHT 7.0 M  
103 SQ FT (9.52 SQ M) APPROX.



1ST FLOOR  
OVERALL HEIGHT 7.0 M  
103 SQ FT (9.52 SQ M) APPROX.



2ND FLOOR  
OVERALL HEIGHT 6.8 M  
103 SQ FT (9.52 SQ M) APPROX.



TOTAL FLOOR AREA: 338 sq ft (31.2 sq m) approx.

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other details are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown here are not to be treated as an guarantee, and to be taken operation of preference only for plans.  
Made with Metronix CAD.



# Spencers.

+44 (0)114 268 3682  
[info@spencersestateagents.co.uk](mailto:info@spencersestateagents.co.uk)  
 469 Ecclesall Road, Sheffield, S11 8PP  
[SpencersEstateAgents.co.uk](http://SpencersEstateAgents.co.uk)

**T** SpencersAgents  
**@** SpencersAgents  
**f** SpencersEstateAgents

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Viewing: Via the Agents  
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