



Spencer.

72, Silverdale Road, Ecclesall, S11 9JL

## Buy —

this perfectly located and well proportioned four double bedroom family home is excellently placed for school catchment and has scope for further potential if required.

— from *Spencer.*

- Four double bedroom detached family home
- Open plan L-shaped lounge dining room
- Good size kitchen with pantry store
- Down stairs shower room and a family bathroom
- Full of further potential
- Double garage and off street parking
- Excellent location for families and school catchments
- Council Tax Band-F
- EPC Rating -D
- [What3words:///coast.coins.grabs](#)



Offers Around

**£650,000**



# Floorplan

## SILVERDALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 118.9 SQ M / 1280 SQ FT  
GARAGE = 31.5 SQ M / 339 SQ FT  
TOTAL = 150.4 SQ M / 1619 SQ FT



GROUND FLOOR  
63.8 SQ M / 687 SQ FT



FIRST FLOOR  
55.1 SQ M / 593 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.

# 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