



*Spencer.*

**330, Sharrow Point, Sharrow Vale, S11 8FT**

Buy —

This stunning four double bedroom townhouse which forms part of an exclusive development in S11

— from *Spencer.*

- 
- Award winning four bedroom townhouse
  - No chain
  - Two bathrooms and ground floor WC
  - Private balcony roof terrace from the main bedroom
  - One allocated secure parking space undercroft
  - Easy access to City Centre and private gym
  - Sought after location in Sharrow Vale
  - EPC Rating - C
  - Council Tax Band - E
  - What3Words: grab.rescue.votes



---

Offers Around

**£425,000**





# Floorplan



GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

TOTAL APPROX. FLOOR AREA 1552 SQ.FT. (144.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2016



# 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