



Spencer.

416, Fulwood Road, Ranmoor, S10 3GH

Buy —

this simply stunning, three bedroom duplex apartment complete with original features as well as parking, garage, cellar storage, and its own private garden with direct access.

— from *Spencer.*

- Stunning ground floor, duplex apartment
- Three good sized bedrooms
- Beautifully blended period and modern features
- Family bathroom and master ensuite
- Imposing communal entrance hallway and two private access points
- Private southerly garden
- Garage, allocated parking and cellar storage
- Council Tax Band-B
- EPC Rating-D
- What3words///plates.paths.angle

Offers Around

£550,000



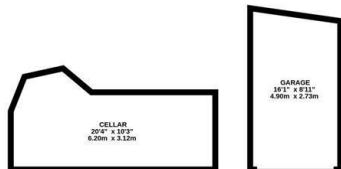




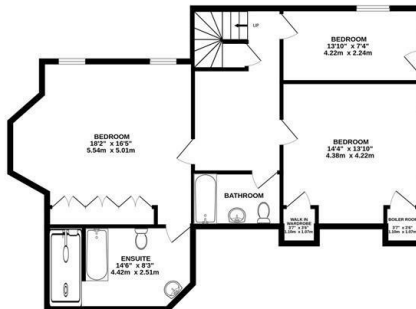


Floorplan

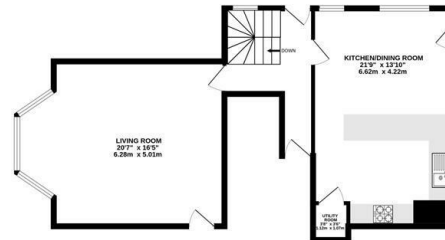
CELLAR STORAGE AND
EXTERNAL GARAGE
305 sq.ft. (28.4 sq.m.) approx.



LOWER GROUND FLOOR
CEILING 2.25 M
885 sq.ft. (82.2 sq.m.) approx.



GROUND FLOOR
CEILING HEIGHT 3.19 M
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 1584sq.ft. (147.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Viewing: Via the Agents
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