



Spencer.

44, Denham Road, Ecclesall, S11 8NE

## Buy —

this superbly presented four/five bedroom corner positioned, traditional end terrace property with detached garage. Ideal for a first time buyer or rental investment opportunity.

— from *Spencer.*

- Available with no onward chain
- Four/five double bedroom large terraced home
- Well presented and maintained throughout
- Open plan kitchen diner snug
- Bathroom and shower room
- Courtyard garden
- Garage and cellar for storage
- Council Tax Band-B
- EPC Rating-D
- What3words///deck.foal.spill

Offers Around

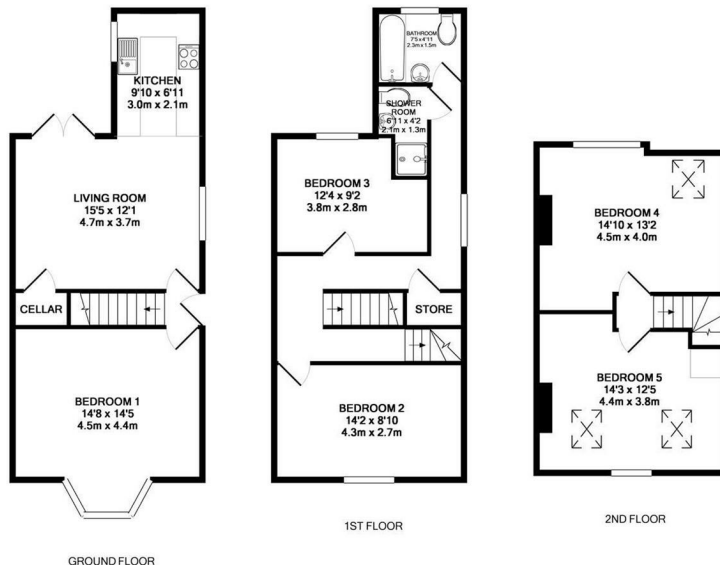
**£295,000**







# Floorplan



TOTAL APPROX. FLOOR AREA 1346 SQ.FT. (125.0 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.

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Viewing: Via the Agents  
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