



Spencer.

12 Northside, Barnsley Road, Sheffield Lane Top,  
S5 001

Buy ———  
a great two bedroomed apartment  
perfect for first time buyer or investor

——— from *Spencer.*

- Well presented first floor modern apartment with lift access
- Two bedrooms with off street parking space
- Family bathroom
- Open plan living dining kitchen
- Gas central heating and double glazing
- Burglar alarm and intercom entrance system
- EPC Grade C
- Sheffield Council Tax Band A
- No chain
- What3Words///pots.soon.dock

Offers Around

**£95,000**

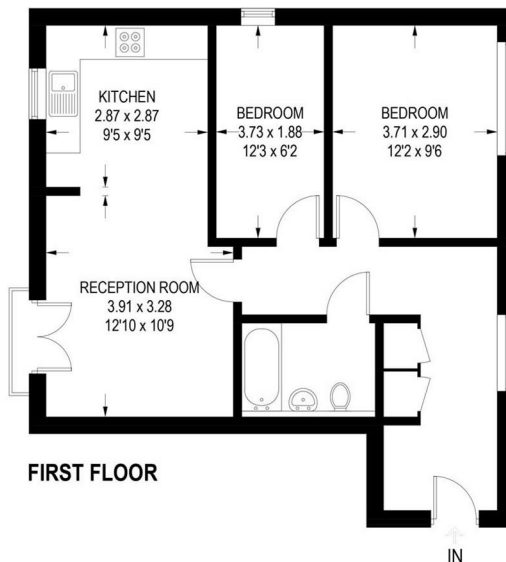




# Floorplan

## APARTMENT 12, NORTHSIDE

APPROXIMATE GROSS INTERNAL AREA = 58.4 SQ.M / 629 SQ.FT



FIRST FLOOR

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