



Spencer.

24, Endcliffe Hall Avenue, Endcliffe, S10 3EL

Buy —

A superb detached four bedroomed house in Endcliffe with excellent proportions and double garage in an ample plot ideal for families

— from *Spencer.*

- A super detached house with double garage in the heart of S10
- Four double bedrooms, the main bedroom with en-suite, and separate study
- Dual aspect living room with doors to the rear enclosed garden
- Separate dining room with doors to the living room and modern fitted breakfast kitchen
- Utility room, parking for several cars, downstairs WC, double glazing, alarm and gas central heating
- An excellent family home on the open market for the first time since it was built
- Close to the wonderful Endcliffe Park
- Sheffield Council Tax Band - G
- EPC Rating
- What3Words///bills.boots.enjoyable

Offers Around

**£725,000**



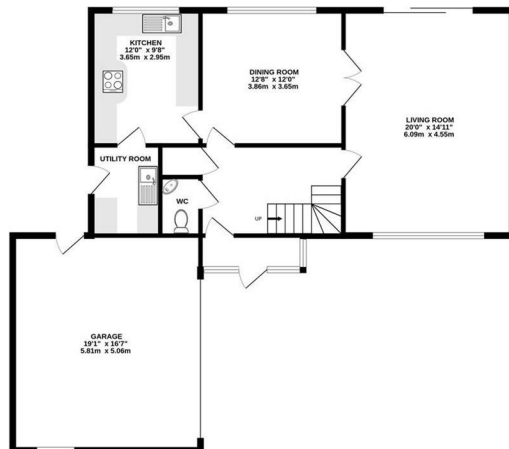




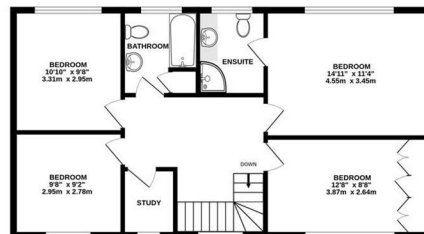


# Floorplan

GROUND FLOOR  
1089 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1834 sq.ft. (170.4 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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