



Spencer.

44, Stothard Road, Sheffield, S10 1RE

Buy —

this excellent two double bedroom traditional mid terrace home with rear garden and close to everything Crookes has to offer.

— from *Spencer*.

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- Superb popular location
 - Well presented mid terrace home
 - Two double bedrooms
 - Kitchen diner
 - Lounge with feature fireplace
 - Rear garden with patio
 - Ideal first time buyer opportunity
 - Council Tax Band-A
 - EPC Rating-C
 - [What3Words///monday.this.jacket](#)

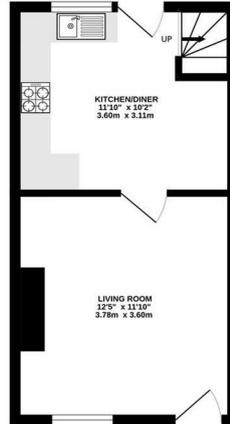


£225,000

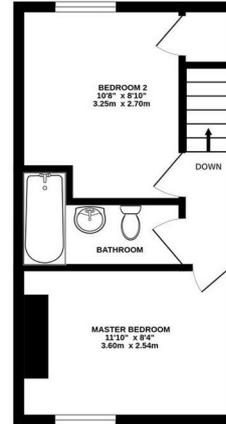


Floorplan

GROUND FLOOR
261 sq.ft. (24.3 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq ft. (48.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, openings, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueplan 12/24

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Viewing: Via the Agents

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