



Spencer.

249, Bell Hagg Road, Walkley, S6 5DA

Buy —

this superb three bedroom traditional Victorian end of terrace home with private long rear garden in an excellent and popular location.

— from *Spencer.*

- Three bedroom traditional end terrace home
- Excellent first time buyer opportunity
- Cosy front facing lounge with feature fireplace
- Three good sized bedrooms
- Family bathroom
- Elevated enclosed long rear garden
- Sought after and popular location
- Council Tax Band-A
- EPC Rating-D
- What3words:///mixed.walks.bridge

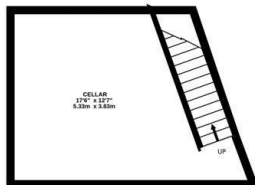


£210,000

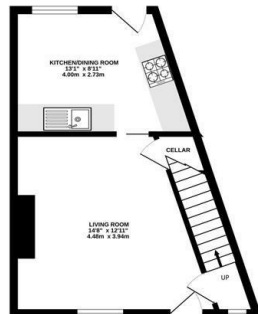


Floorplan

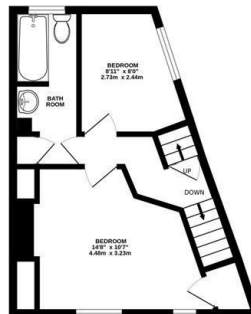
CELLAR
192 sq.ft. (17.8 sq.m.) approx.



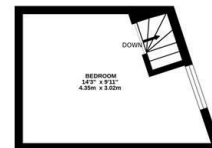
GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



2ND FLOOR
124 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA : 715sq.ft. (66.4 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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