



Spencer.

63, Park Grange Croft, Sheffield, S2 3QJ

## Buy —

This superbly presented two double bedroom second floor apartment with garage and parking in this convenient and popular area.

— from *Spencers.*

- Second floor apartment
- Two double bedrooms with fitted storage
- Fitted kitchen with appliances included
- Modern bathroom
- Tastefully presented in neutral modern decor
- Quiet convenient location
- Garage and Parking
- Council Tax Band-A
- EPC-D
- [What3words///pace.locked.chef](#)



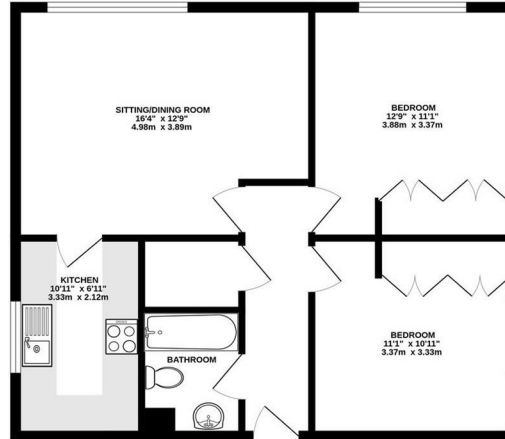
Offers Around

**£130,000**



# Floorplan

SECOND FLOOR  
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of floors, walls, doors and any other work are approximate and no responsibility is taken for any error, omission or misstatement. This plan, like all other plans, is for information only and does not constitute a contract. All dimensions are given as to their capability or efficiency can be given. Plans will measure 1:200.



**Spencer.**

+44 (0)114 268 3682  
info@spencersestateagents.co.uk  
469 Ecclesall Road, Sheffield, S11 8PP  
SpencersEstateAgents.co.uk

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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  
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