



*Spencer.*

**11, Brentwood Road, Sheffield, S11 9BU**

## Buy —

Offering excellent potential in a sought after location, this four double bedroom, detached residence is not to be missed.

— from *Spencers*.

- Offered with no chain
- In need of full renovation
- Four double bedrooms
- Open plan lounge dining room
- Kitchen
- Enclosed rear garden with outbuilding
- Excellent redevelopment project
- Council Tax Band- E
- EPC Rating D
- [What3words:///lifts.coffee.nearly](#)

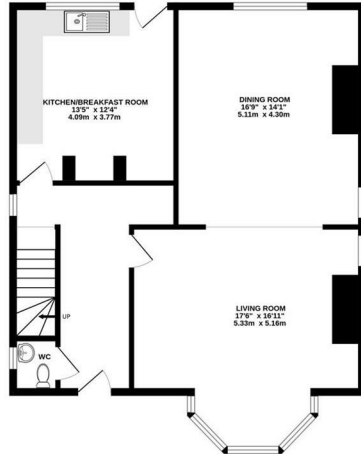


**£450,000**

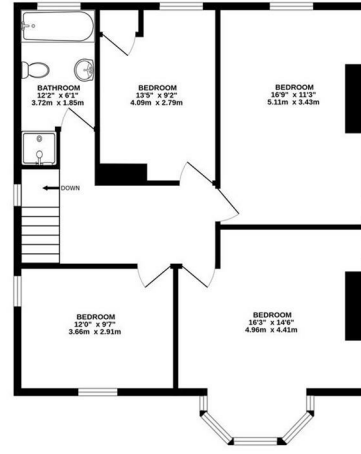


# Floorplan

GROUND FLOOR  
785 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
783 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA: 1569 sq.ft. (145.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given to their operability or efficiency can be given.

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Viewing: Via the Agents

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