



Spencer.

11, Rutland Park, Sheffield, S10 2PB

Buy —

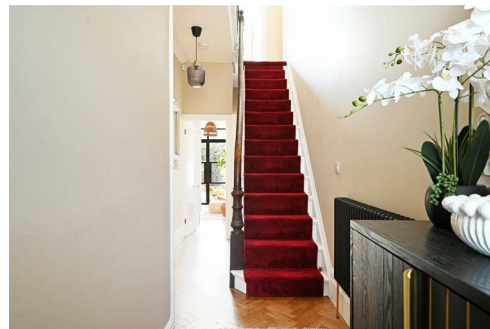
A stunning four double bedroom Edwardian townhouse, having undergone full and careful renovation, situated in a sought after and highly desirable location.

— from *Spencer.*

- Stunning four bedroom Edwardian townhouse
- Beautifully and carefully renovated
- Four double bedrooms
- Family bathroom, ensuite and separate WC
- Southerly rear enclosed private garden
- Driveway and undercroft garage/cellar store
- Excellent location for schools
- Council Tax Band -E
- EPC Rating--C
- [What3words///cope.glitz.dinner](https://www.what3words.com/cope.glitz.dinner)

Offers Around

£725,000









Floorplan

11 RUTLAND PARK

APPROXIMATE GROSS INTERNAL AREA = 175.8 SQ M / 1893 SQ FT
(INCLUDING EAVES / GARAGE)



Illustration for identification purposes only,
measurements are approximate, not to scale.

Spencer.

+44 (0)114 268 3682
info@spencersstateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
SpencersAgents
SpencersEstateAgents

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
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948