



Spencer.

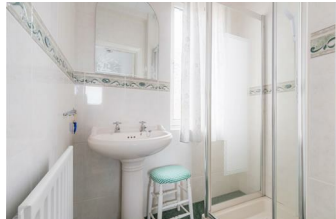
97, Trap Lane, Sheffield, S11 7RF

## Buy —

this rare find of a detached property offering a wealth of potential in this highly regarded location with three bedrooms, two reception rooms and a mature long well stocked garden, driveway, garage and workshop.

— from *Spencer.*

- Available with no chain
- Superb opportunity in excellent location
- Three bedroom detached home
- Two reception rooms
- Beautiful enclosed long South facing rear garden
- Garage with workshop and driveway
- Sought after school catchment
- Council Tax Band-D
- EPC Rating-D
- What3Words///relax.stem.types

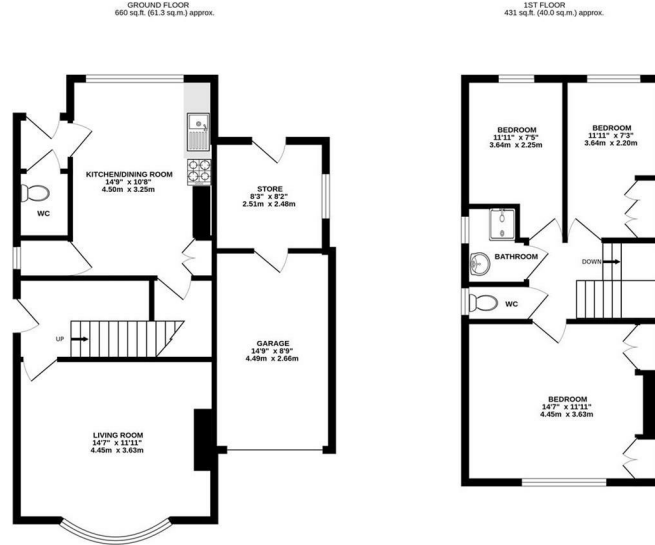


Offers Around

**£425,000**



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall-to-wall, rooms and other areas 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 purchaser, agent and agent's office shall have no liability or responsibility for any error, omission or mis-statement. 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.  
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Viewing: Via the Agents  
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