



Spencer.

45, Glen Road, Sheffield, S7 1RA

Buy —

this super three bedroom, semi-detached home with open plan kitchen diner, separate lounge and enclosed rear garden.

— from *Spencer.*

- No onward chain
- Three bedroom semi-detached house
- Superbly maintained with neutral decor
- Modern kitchen diner
- Bright airy lounge with French doors to enclosed rear garden
- Family bathroom and downstairs WC
- Excellent location
- Council Tax Band -B
- EPC Rating-C
- What3words///entire.marker.neede



Offers Around

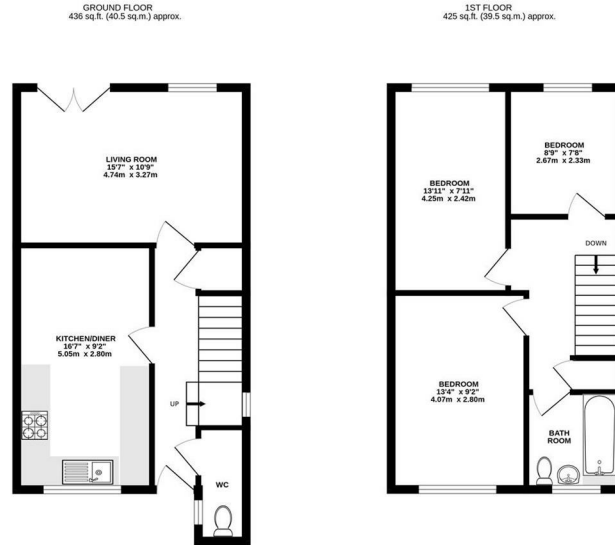
£320,000







Floorplan



TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown here are not shown to scale and do not represent an offer of any kind. Measurements are given in good faith and should not be relied upon as a guarantee. All dimensions are approximate and should be taken as such. Measurements are given in good faith and should not be relied upon as a guarantee. All dimensions are approximate and should be taken as such. Measurements are given in good faith and should not be relied upon as a guarantee. All dimensions are approximate and should be taken as such.

Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk
 469 Ecclesall Road, Sheffield, S118PP
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