



Spencer.

79, Charlotte Road, Bramall Lane, S1 4TJ

Buy —

a three bed terraced house that has previously been rented to four in the highly regarded area close to Bramall Lane

— from *Spencer.*

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- Three bedroomed terraced
  - Off-shot rear with kitchen
  - Three good-sized bedrooms
  - Family bathroom
  - Double glazing
  - Gas central heating
  - Two reception rooms
  - *What3Words*  
*///plots.intend.unless*
  - EPC Rating - D
  - Council Tax - A No chain



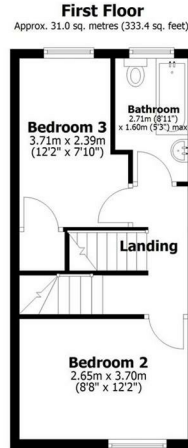
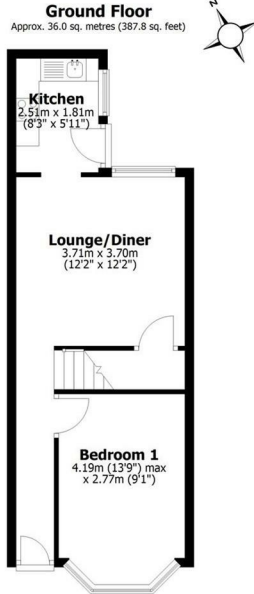
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**£175,000**





# Floorplan



Total area: approx. 87.6 sq. metres (942.4 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**79 Charlotte Road**

**Spencer.**

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Viewing: Via the Agents  
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