



Spencer.

167 & 169, Howard Road, Walkley, S6 3RU

Buy —

Two fantastic HMO student properties  
in the heart of Walkley

— from *Spencer.*

- FANTASTIC INVESTMENT OPPORTUNITY
- Two four double bedroom houses
- Fully let for 23/24 and 24/25 academic years
- No chain
- Separate living room and kitchen
- Shower room
- Common porch/entrance for both houses
- Great location
- Well presented
- EPC Rating D - Potential C

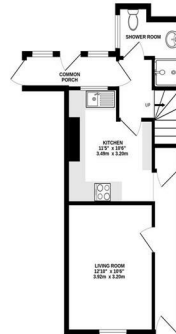


£400,000

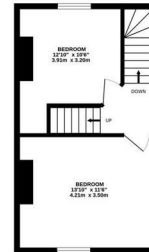




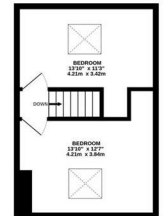
GROUND FLOOR  
426 sq ft (39.6 sq m) approx.



1ST FLOOR  
324 sq ft (30.1 sq m) approx.



2ND FLOOR  
283 sq ft (26.3 sq m) approx.

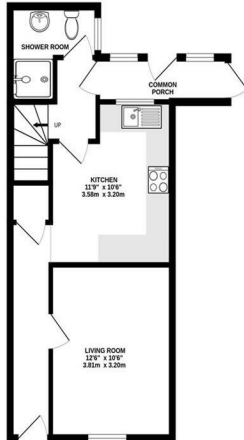


TOTAL FLOOR AREA: 1033 sq ft (96.0 sq m) approx.

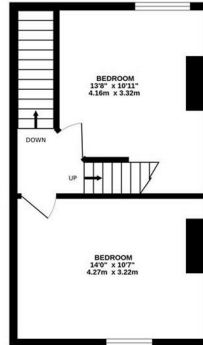
Whilst every attempt has been made to ensure the accuracy of the Developer's calculated floor measurements, all doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is the Developer's contract plan and should be used as such by the user.

# Floorplan

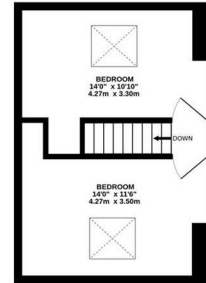
GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



2ND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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 as to their operability or efficiency can be given.  
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Viewing: Via the Agents  
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