



Spencer.

21, Grosvenor Square, Highfield, S2 4NS

## Buy —

A lovely three bedroom mid terraced house conveniently located close to the city centre and amenities

— from *Spencer.*

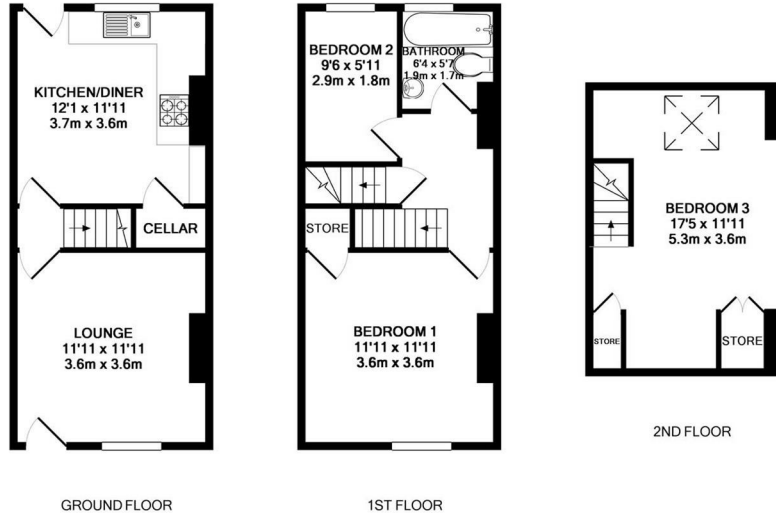
- 
- Available with no chain
  - Traditional mid terrace brick built property
  - Three good-sized bedrooms
  - Fitted kitchen with range of appliances
  - Double glazed and gas central heating
  - Rear courtyard garden
  - Excellent location within walking distance to the city centre
  - EPC Rating - D
  - Council Tax Band - A
  - [What3Words///shared.asking.figure](#)
- 



**£145,000**



# Floorplan



TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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  
Made with Metropix ©2017



**Spencer.**

+44 (0)114 268 3682  
info@spencersestateagents.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