



Spencer.

9, Bowood Road, Sharrow Vale, S11 8YF

Buy —

A fantastic four/five bedroom, two bathroom mid terrace property in S11.

— from *Spencer.*

- No chain
- Superb opportunity to create stunning home
- Great as a family home or rental investment
- Four/ five double bedrooms
- Two bathrooms
- Enclosed rear courtyard garden
- Popular location and school catchment
- Council Tax - B
- EPC - E
- [What3words///best.yappy.landed](#)



£360,000



Floorplan

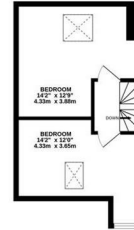
GROUND FLOOR
CEILING HEIGHT 2.0 M
103 SQ FT (9.5 SQ M) APPROX.



1ST FLOOR
CEILING HEIGHT 2.0 M
103 SQ FT (9.5 SQ M) APPROX.



2ND FLOOR
CEILING HEIGHT 2.0 M
103 SQ FT (9.5 SQ M) APPROX.



TOTAL FLOOR AREA: 3348 sq ft (312.2 sq m) approx.

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other details are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and agencies shown here do not warrant and are not responsible for the truth or accuracy of the information contained herein.



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