



Spencer.

26, Balmoral Crescent, Lodge Moor, S10 4NE

Buy ———
this superb four double bedroom detached family home, finished to the highest standard.

——— from *Spencer.*

- Superior four bedroom detached family home
- Stunning modern interior beautifully maintained throughout
- Well designed bespoke kitchen/diner/family space
- Ample flexible living space
- Family bathroom, ensuite and downstairs WC
- Enclosed and private garden
- Ample off street parking and garage
- Council Tax Band-F
- EPC Rating- C
- [What3words///inches.rocks.risir](#)

Offers Around
£850,000



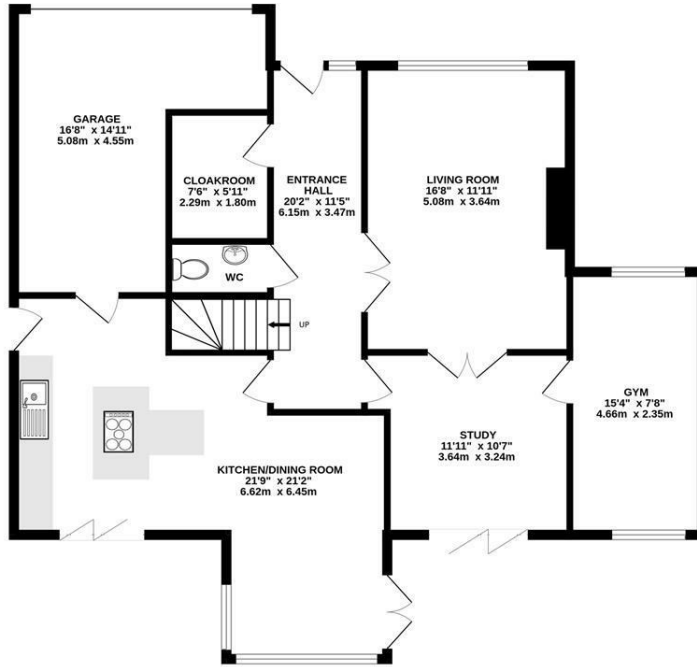




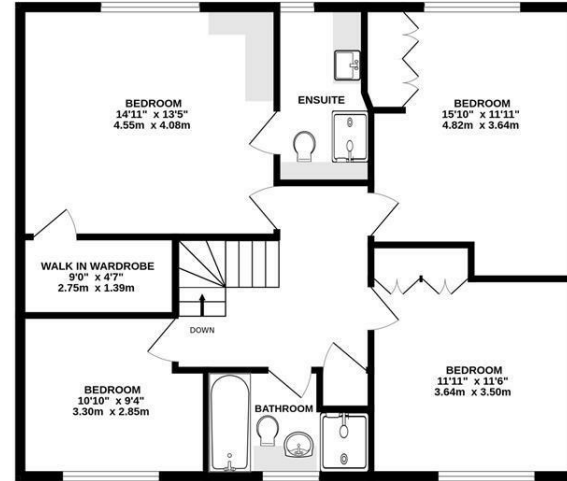


Floorplan

GROUND FLOOR
CEILING HEIGHT 2.3 M
926 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR
CEILING HEIGHT 2.41 M
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 1809sq.ft. (168.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Viewing: Via the Agents
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