



Spencer.

77, Sandford Grove Road, Nether Edge, S7 1RR

Buy —

an incredibly stylish terraced house in this popular suburb with excellent proportions throughout

— from *Spencer.*

- A stylish stone built terraced house with superb interiors
- Four double bedrooms
- Open plan dining kitchen with modern fitted kitchen
- Bay windowed living room
- Fabulous vaulted bathroom with WC and separate WC
- Excellent local facilities, amenities and transport links
- Modern landscaped courtyard garden
- EPC Rating D
- What3Words ///wider.trains.badly
- Council Tax Band - C



Offers Around

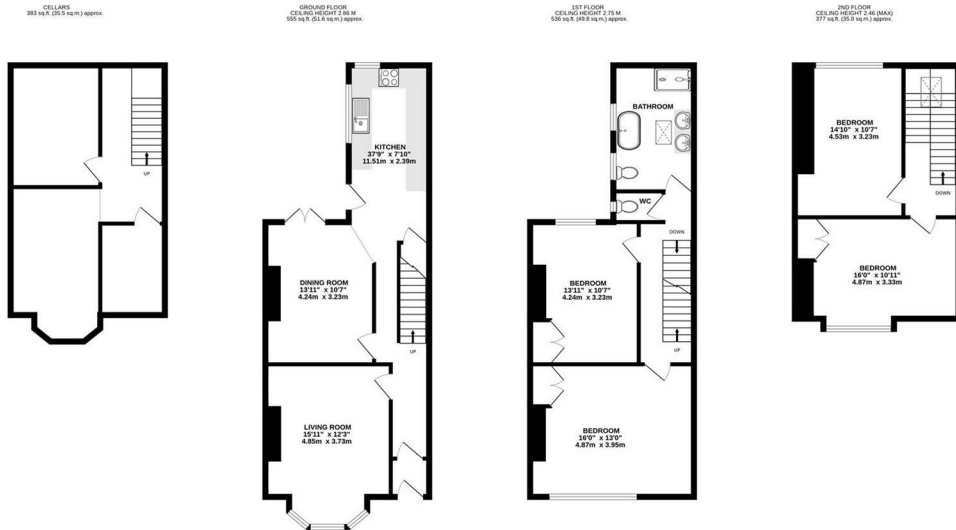
**£425,000**







# Floorplan



TOTAL FLOOR AREA - 1469sq.ft. (136.5 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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# Spencer.

+44 (0)114 268 3682

info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S118PP

SpencersEstateAgents.co.uk

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Viewing: Via the Agents

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