



*Spencer.*

24, Wadbrough Road, Ecclesall Road, S11 8RG

Buy —

a large five bedroomed terraced property a short walk from Ecclesall Road with excellent proportions and a lovely rear garden

— from *Spencer.*

- 
- Large terraced house with five double bedrooms
  - In excellent condition throughout
  - Perfect family home
  - Living room with bay window to the front
  - Dining room and off-shot kitchen
  - Three double bedrooms to first floor plus two shower rooms
  - Two top floor bedrooms
  - EPC Rating - E
  - Council Tax Band - C
  - What3Words: take.piano.humans



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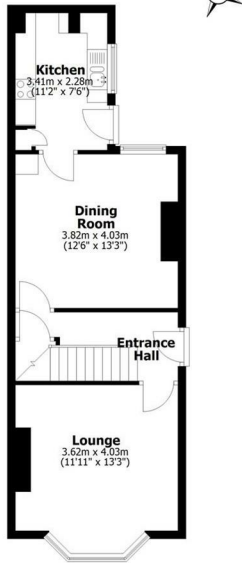
Offers Around

**£350,000**

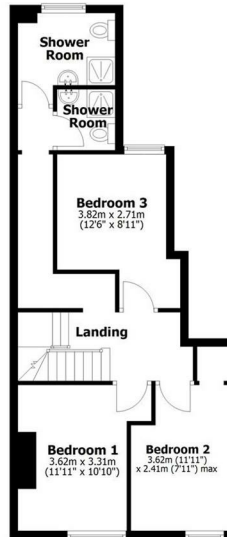


# Floorplan

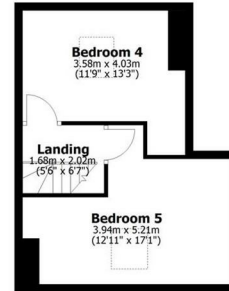
**Ground Floor**  
Approx. 46.0 sq. metres (495.3 sq. feet)



**First Floor**  
Approx. 50.6 sq. metres (544.8 sq. feet)



**Second Floor**  
Approx. 31.0 sq. metres (333.6 sq. feet)



Total area: approx. 127.6 sq. metres (1373.8 sq. feet)

All measurements are approximate.  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**24 Wadbrough Road**

**Spencer.**

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Viewing: Via the Agents

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