



Spencer.

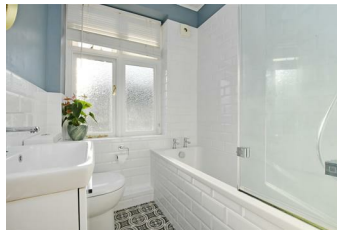
86, Machon Bank Road, Nether Edge, S7 1PG

Buy —

this superb three bedroom Edwardian mid terrace home with many period features remaining.

— from *Spencer*.

- Edwardian mid terrace
- Three bedrooms and family bathroom
- Beautifully presented throughout
- Lounge and separate dining room
- Modern well fitted kitchen
- Retaining some period features
- Excellent location for amenities, schools and green spaces
- Council Tax Band-B
- EPC Rating-D
- What3words///senior.lonely.couche



Offers Around

**£355,000**



# Floorplan

## 86 MACHON BANK ROAD

APPROXIMATE GROSS INTERNAL AREA = 91.0 SQ M / 979 SQ FT  
CELLAR = 18.3 SQ M / 197 SQ FT  
TOTAL = 109.3 SQ M / 1176 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale.

**Spencer.**

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Viewing: Via the Agents  
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