



Spencer.

8, Highcliffe Drive, High Storrs, S11 7LU

Buy —

a superbly presented and well proportioned, extended, four bedroom semi detached family home in a highly desirable location.

— from *Spencers*.

- Superbly presented and thoughtfully extended
- Four bedroom semi-detached home
- Family bathroom and ensuite to master bedroom and downstairs WC
- Open plan kitchen diner with separate utility space
- Beautifully landscaped garden with bespoke garden office and store
- Garage store room and off street parking
- Excellent location and great school catchment
- Council Tax Band -C
- EPC Rating- C
- What3words/// honest.feeds.owner



£450,000

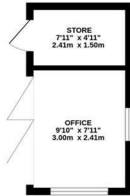




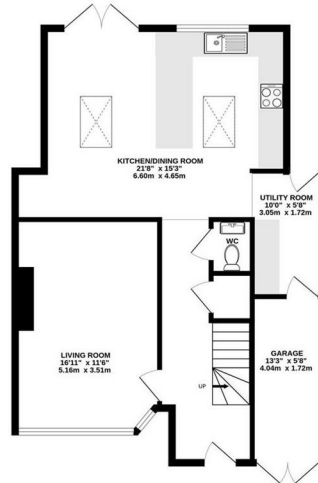


# Floorplan

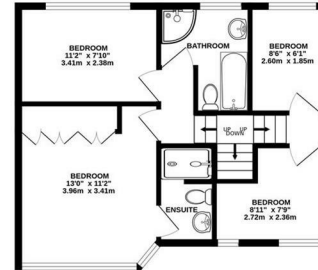
GARDEN OFFICE  
127 SQ. FT. (11.7 SQ. M.) APPROX.



GROUND FLOOR  
756 SQ. FT. (69.7 SQ. M.) APPROX.



1ST FLOOR  
483 SQ. FT. (44.7 SQ. M.) APPROX.



TOTAL FLOOR AREA: 1349 sq.ft. (125.4 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.

Made with Metropix G2024



# Spencer.

+44 (0)114 268 3682

info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S118PP

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