



*Spencer.*

**51, Strelley Avenue, Beauchief, S8 0BE**

## Buy —

this beautifully presented and superbly proportioned three bedroom semi detached home with off street parking, garage and large cellar storage.

— from *Spencer.*

- Superbly presented throughout
- Three bedroom semi detached family home
- Beautifully designed kitchen
- Open plan lounge, dining room with stunning views across the valley
- Off street parking, garage and cellar storage room
- Excellent location for families with good school catchment
- Close to an extensive variety of local amenities
- Council Tax Band-C
- EPC Rating- C
- [What3words///shunts.atom.torn](https://www.what3words.com/shunts.atom.torn)



**£360,000**







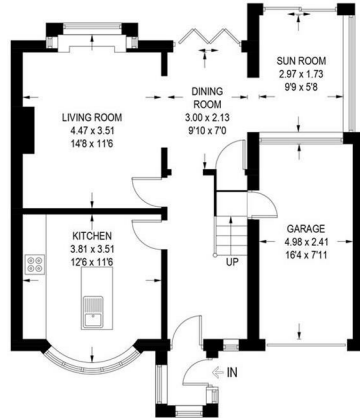
# Floorplan

## 51 STRELLEY AVENUE

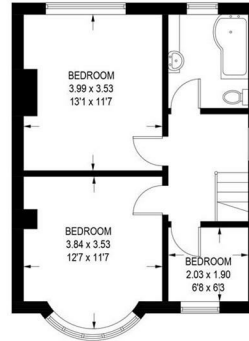
APPROXIMATE GROSS INTERNAL AREA = 96.7 SQ M / 1040 SQ FT

GARAGE / CELLAR = 34.4 SQ M / 370 SQ FT

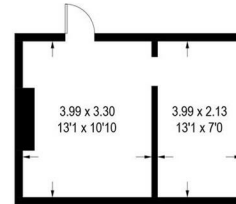
TOTAL = 131.1 SQ M / 1411 SQ FT



**GROUND FLOOR**  
53.3 SQ M / 573 SQ FT (EXCLUDING GARAGE)



**FIRST FLOOR**  
43.4 SQ M / 467 SQ FT



**CELLAR**

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

**Spencer.**

+44 (0)114 268 3682

info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP

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