



*Spencer.*

41, Edale Road, High Storrs, S11 7PJ

Buy —

this three bedroom semi detached extended family home in a sought after location with great school catchment.

— from *Spencer.*

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- Available with no chain
  - Great extended family living space with modern kitchen
  - Three bedrooms and family bathroom
  - Occasional room perfect for further conversion, subject to consents
  - Extended open plan living space
  - Private enclosed rear garden
  - Excellent location with great school catchment
  - Council Tax Bill-C
  - EPC rating-D
  - What3words///slows.spins.eagle



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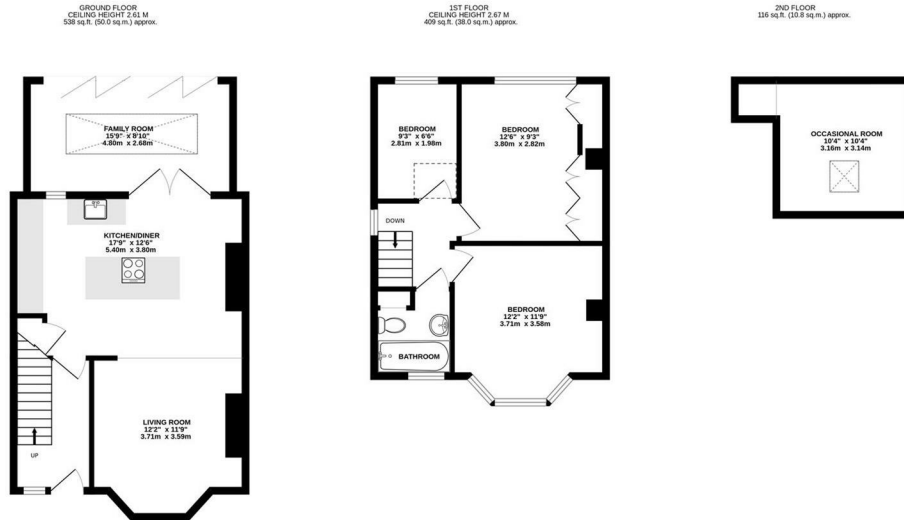
Offers Around

**£385,000**





# Floorplan



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Viewing: Via the Agents  
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