

Spencer.

25, Balmoral Crescent, Lodge Moor, S10 4NE

Buy —

This well proportion detached family home in an excellent location with four double bedrooms and three reception rooms.

from Spencer.

- · Superb detached family home
- Four double bedrooms with master ensuite
- Family bathroom and downstairs WC
- Open plan kitchen diner with separate utility and store
- Three reception rooms
- Enclosed and private rear garden
- · Ample off street parking
- · Council Tax Band-F
- EPC Rating-C
- what3words///mint.super.tribune

Offers Around £742,000











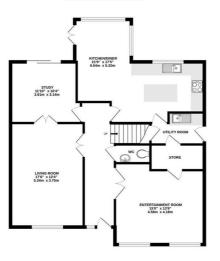






Floorplan

GROUND FLOOR CEILING HEIGHT 2.31 M 1019 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR CEILING HEIGHT 2.43 M 915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR ARES.: 1933 arX, 1(276 6 s.g.m.) approx. Which every simulation has been rando to every the location of the hospine costands them, measurements, of door, windows, nooms and any other tenss are approximate and no responsibility is taken for any error, omission or mis-semicanters. This gain is the instrative propose out you doubd built used as sub- gray prospective parchases. The entrolse, systems and applications show have not been tested and no guarantee as to handware hospite sources.



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