

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











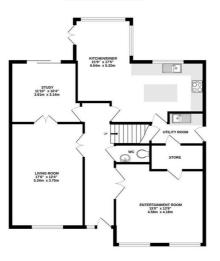






## Floorplan

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.



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