



Spencer.

40, Pearson Place, Meersbrook, S8 9DE

Buy —

this superbly presented three bedroom traditional mid terrace home, with enclosed rear garden set in the heart of a vibrant and convenient location.

— from *Spencer.*

- Traditional three bedroom mid terrace
- Beautifully presented throughout
- Three good sized bedrooms
- Separate dining room and off shot modern kitchen
- Front facing bay windowed lounge
- Lawned rear garden and additional cellar storage
- Excellent vibrant location
- Council Tax Band-A
- EPC Rating-D
- [what3words:///king.leaps.winter](#)



Offers Around

£245,000



Floorplan

40 PEARSON PLACE

APPROXIMATE GROSS INTERNAL AREA = 84.7 SQ M / 912 SQ FT (EXCLUDING EAVES)

CELLAR = 12.8 SQ M / 138 SQ FT

TOTAL = 97.5 SQ M / 1050 SQ FT



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