



Spencer.

17, Ladysmith Avenue, Nether Edge, S7 1SF

Buy ———  
a beautifully presented three bedroom end  
terrace property in Nether Edge.

——— from *Spencer.*

- Beautifully presented and maintained
- Stone fronted traditional end terrace property
- Three double bedrooms
- Separate sitting room
- Open plan and well fitted kitchen diner
- Enclosed and low maintenance rear garden
- Superb and highly sought after location
- Council Tax - C
- EPC - E
- What3words///courier.wisdom.vet

Offers Around

**£400,000**









# Floorplan



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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