



Spencer.

7, Green Oak Road, Totle, S17 4FP

Buy —

this super opportunity of a two double bedroom end terrace property in the popular location of Totley ideal for first time buyers, downsizers or rental investment, with its enclosed rear garden set in a leafy location.

— from *Spencer.*

- Available with no onward chain
- Two double bedroom end terrace home
- Lounge and separate kitchen
- Family bathroom and downstairs WC
- Private rear garden with woodland aspect
- Excellent location close to amenities and transport links
- Ideal opportunity for a first time buyer or investment
- Council Tax Band-A
- EPC Rating-D
- [What3Words///whites.expert.deed](https://www.what3words.com/whites.expert.deed)



£175,000

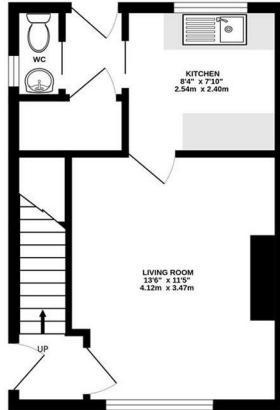




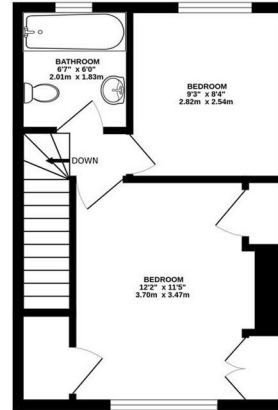


Floorplan

GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq ft. (55.8 sq.m.) approx.

While 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 checked in detail 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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+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S118PP
SpencersEstateAgents.co.uk

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Viewing: Via the Agents
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