



Spencer.

22, Gordon Road, Sharrow Vale, S11 8XU

Buy —

a lovely, newly-redecorated two bedroomed terraced house in the heart of Sharrow Vale

— from *Spencer.*

- A super two bed terraced house in Sharrow Vale
- Ideal for first time buyer or investor
- Located on a cul-de-sac close to shops and local cafes and restaurants
- Gas central heating and double glazing
- Modern bathroom in white
- Rear yard with store and storage cellar
- No chain
- Sheffield City Council Tax Band - A
- EPC Rating - D
- What3Words///heave.sculpture.blc

Offers Around

£215,000

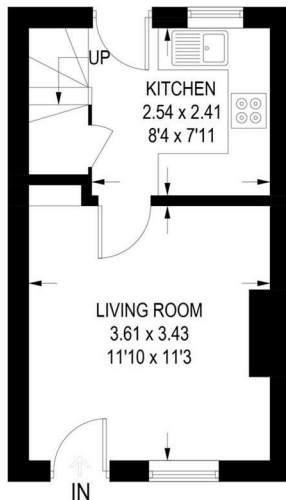




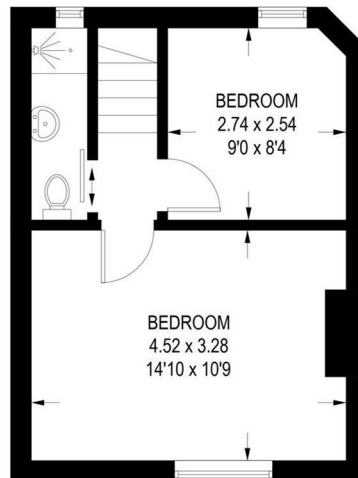
Floorplan

22 GORDON ROAD

APPROXIMATE GROSS INTERNAL AREA = 49.4 SQ M / 531 SQ FT



GROUND FLOOR
26.6 SQ M / 232 SQ FT



FIRST FLOOR
27.8 SQ M / 299 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