



Spencer.

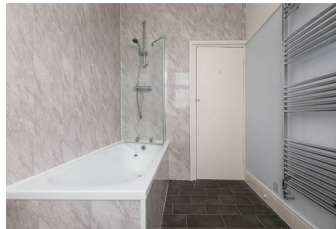
138, Cobden View Road, Crookes, S10 1HS

## Buy —

this stone-fronted, two double bedroom, two bathroom, traditional terrace situated in the heart of Crookes with excellent potential to create a fabulous home.

— from *Spencer.*

- Available with no onward chain
- Two bedroom traditional terrace with lots of potential
- Possibility to convert back to three bedrooms
- Currently two bathrooms
- Ample lounge and separate dining room
- Off-shot kitchen and cellar storage
- Rear yard
- Council Tax Band-B
- EPC Rating-E
- What3words:///cones.decreased.th

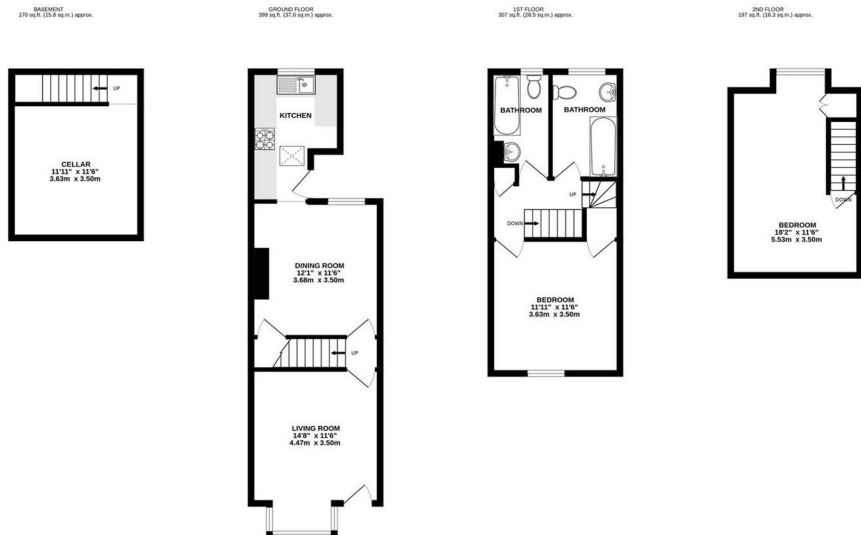


**£225,000**





# Floorplan



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

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