



Spencer.

45, Walkley Road, Sheffield, S6 2XL

Buy —

this superbly-presented and deceptively-proportioned, three double bedroom, two bathroom, mid-terrace home

— from *Spencer.*

- Deceptively spacious mid-terrace home
- Three double bedrooms
- Open plan lounge dining room with feature fireplaces
- Good sized modern off-shot kitchen equipped with appliances
- Master attic bedroom with ensuite shower room
- Storage cellar and rear courtyard garden
- Excellent location
- Council Tax Band-A
- EPC Rating-D
- [What3words:///fall.stores.manage](#)



**£265,000**



# Floorplan

## 45 WALKLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 108.0 SQ M / 1162 SQ FT  
(INCLUDING EAVES)

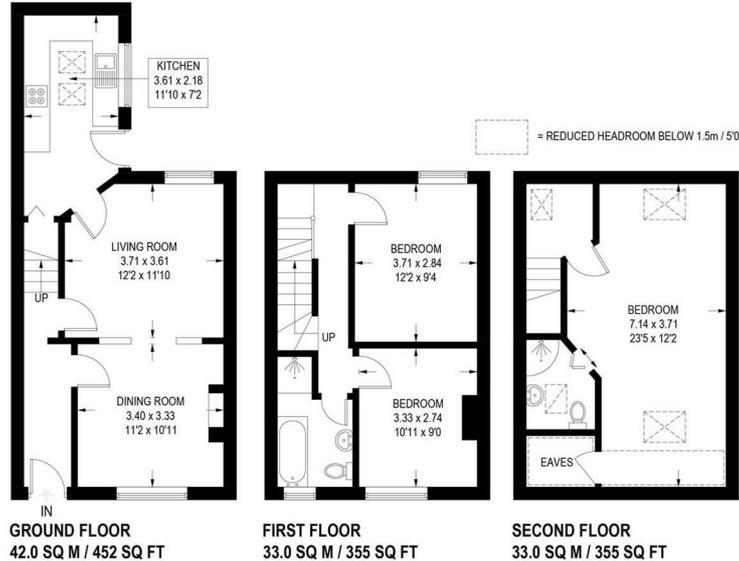


Illustration is for identification purposes only.  
measurements are approximate, not to scale.

**Spencer.**

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Viewing: Via the Agents  
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