



*Spencer.*

**5, Hastings Grange, Sheffield, S7 2HJ**

## Buy —

This superb four bedroom, semi detached modern townhouse situated in an excellent and desirable location with the benefit of off street parking, detached garage and excellent school catchment.  
— from *Spencer.*

- Superbly presented and spacious Townhouse
- Four ample bedrooms, master with ensuite
- Open plan kitchen diner
- Enclosed rear garden
- Detached garage & off street parking
- Excellent school catchment & Location
- Solar Panels
- Council Tax Band -E
- EPC Rating-B
- [what3words:///themes.allows.ca](http://what3words:///themes.allows.ca)



**£500,000**

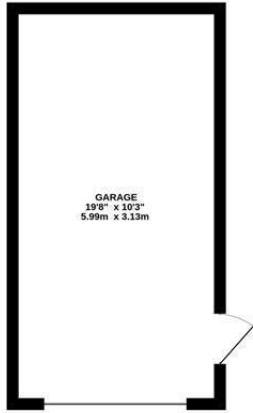




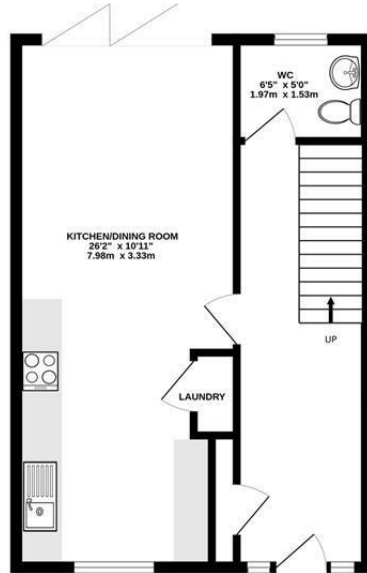


# Floorplan

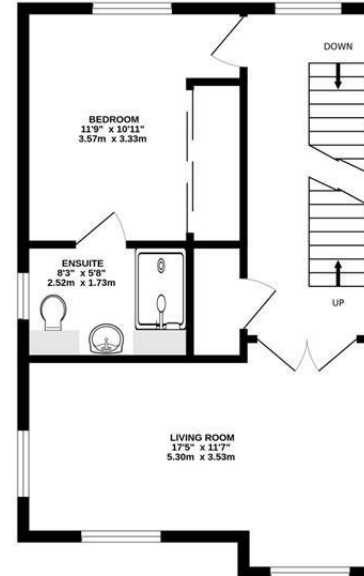
DETACHED GARAGE  
202 sq.ft. (18.8 sq.m.) approx.



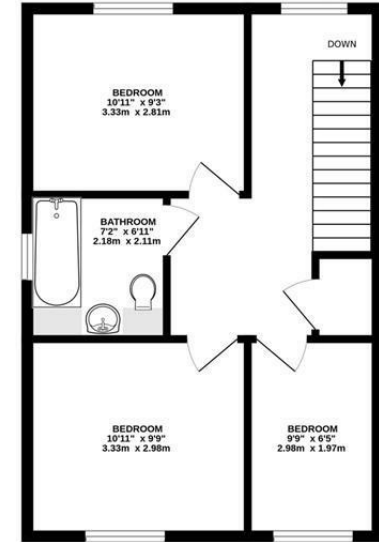
GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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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