



Spencer.

107, Western Road, Sheffield, S10 1LB

## Buy —

this beautifully maintained and presented three bedroom terraced home with private enclosed rear garden in the heart of desirable Crookes.

— from *Spencer.*

- Traditional three bedroom terraced home
- Three ample bedrooms
- Modern fitted kitchen
- Lounge with feature fireplace
- Well fitted bathroom
- Private enclosed rear garden
- Cellar Storage
- Council Tax Band-A
- EPC Rating-E
- [what3words///wiser.glove.lobby](https://www.what3words.com/what3words/wiser.glove.lobby)



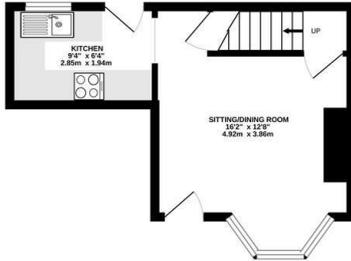
Offers Around

**£220,000**

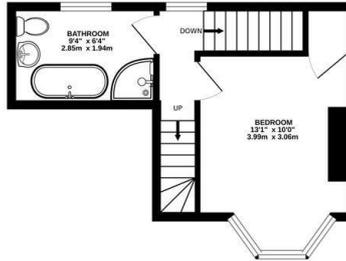


# Floorplan

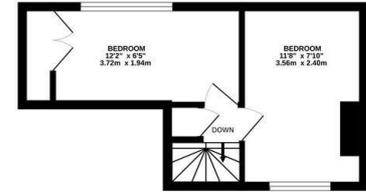
GROUND FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



1ST FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



2ND FLOOR  
203 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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.

Made with Metropix ©2023

# 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