



Spencer.

27, Abbey Brook Close, Sheffield, S8 7UQ

Buy —

deceptively spacious and superbly extended four bedroom semi detached family home set in an elevated position in this quiet and popular residential location.

— from *Spencer.*

- Superbly extended semi detached home
- Stunning kitchen diner with utility room
- Separate cosy lounge
- Four spacious bedrooms
- Master ensuite and modern family bathroom
- Off street parking and enclosed rear garden
- Quiet and desirable location
- Council Tax Band-A
- EPC Rating-C
- What3words/// hood.square.moment



£340,000

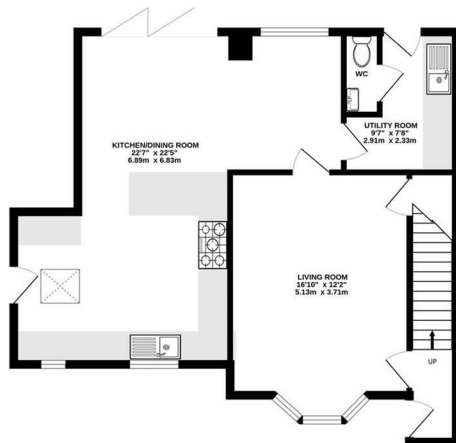






Floorplan

GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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Viewing: Via the Agents
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