



Spencer.

14, Grange Crescent Road, Sharrow, S11 8FX

Buy —

a beautifully presented semi-detached house with period features, a stones' throw from Sharrow Vale with immaculate presentation throughout

— from *Spencer.*

- A large semi-detached house with an abundance of period features and no chain
- Four double bedrooms, the principal bedroom with en-suite shower room
- Ground floor WC, cellars, and lovely family bathroom
- Extended to the rear to offer a large living dining kitchen
- Modern kitchen units with integrated appliances and central island
- Garage and shared driveway access
- Pretty rear south-westerly facing garden with patio and lawned area
- What3Words///discrepancy.fast.storms
- Sheffield City Council Tax Band - C
- EPC Rating - C



£525,000

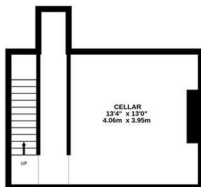






Floorplan

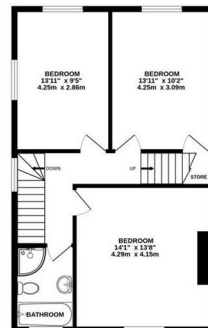
CELLAR
256 sq.ft. (23.8 sq.m.) approx.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



2ND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 2095 sq.ft. (194.6 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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