



Spencer.

48, Marsh House Road, Ecclesall, S11 9SP

Buy —

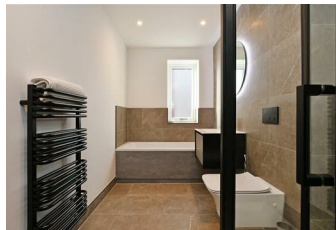
A superb semi detached house in Ecclesall with excellent energy efficiency and superb styling

— from *Spencer.*

- A new semi detached house built in 2023
- Excellent energy efficiency and low running costs
- Underfloor heating on the ground floor
- Mechanical ventilation throughout, triple glazing, solar thermal heating
- Large main bedroom suite on the whole of the top floor
- Three further bedrooms and two bathrooms on the first floor
- Marvelous open plan living dining kitchen, separate utility room, cloakroom and WC
- Formal living room
- Level lawned garden area with garden room office pod
- Off road parking for two cars to the front

Offers Around

£795,000

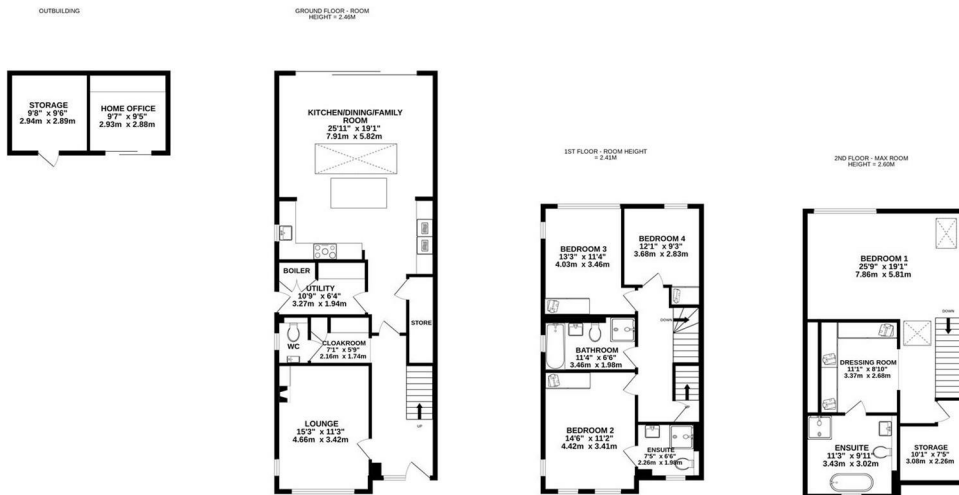








Floorplan



THE OUTBUILDING IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 2260sq.ft. (210.0 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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