



*Spencer.*

**40, Carrington Road, Sheffield, S11 7AT**

Buy ———

this stunning and superbly presented larger than average, end terrace, family home. Finished to an extremely high standard. Having historic and magical ties to the Victorian magician's Randini & Houdini.

——— from *Spencer.*

- Superbly presented and proportioned end terrace
- Four ample bedrooms with storage
- Formal lounge and further family lounge
- Kitchen, dining room and separate utility room
- Beautifully designed family bathroom and second shower room
- Private enclosed idyllic courtyard garden
- Garage with electric charge point
- Council Tax Band- C
- EPC Rating-
- What3words///this.gown.both



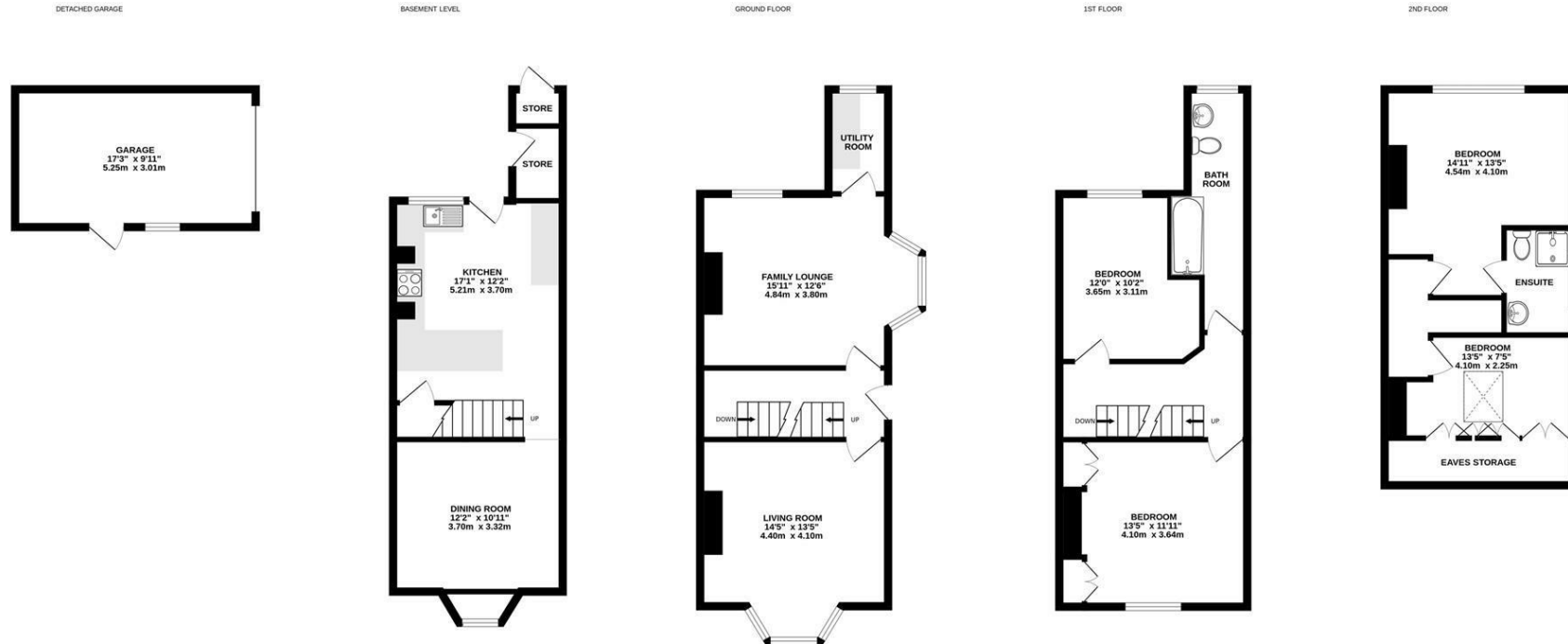
Offers Around  
**£475,000**







# Floorplan



THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1636sq.ft. (152.0 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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