



Spencer.

15, Rossington Road, Sheffield, S11 8SA

Buy —

this superbly proportioned and spacious, three double bedroom Victorian mid-terrace home in the heart of Endcliffe offers excellent living space and further potential if required.

— from *Spencer.*

- Freehold traditional Victorian terraced villa
- Three double bedrooms
- Two bathrooms
- Two reception rooms
- Separate modern newly-fitted kitchen and utility room
- Enclosed private rear garden
- Cellar and potential for further development
- Council Tax Band-D
- EPC Rating-C
- What3words///monday.spent.served



Offers Around

**£420,000**





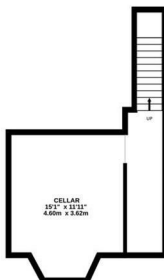




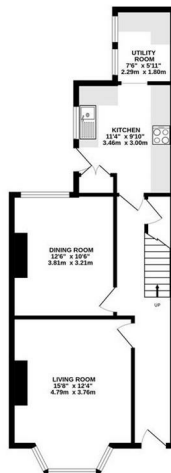


# Floorplan

**BASMENT**  
256 sq ft, (23.8 sq m) approx.



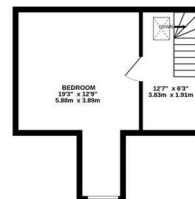
**GROUND FLOOR**  
582 sq ft, (54.0 sq m) approx.



**1ST FLOOR**  
587 sq ft, (54.5 sq m) approx.



**2ND FLOOR**  
269 sq ft, (25.0 sq m) approx.



**TOTAL FLOOR AREA: 1694 sq ft, (157.3 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 62026

**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