



Spencer.

16, Leamington Street, Crookes, S10 1LW

Buy —

a super ground floor two bedroomed apartment with private garden and large cellars in S10

— from *Spencer.*

- A ground floor two bedroomed apartment
- Cellars, which could be converted subject to necessary consents
- Private enclosed garden with low maintenance
- Stylishly presented and decorated in contemporary style
- Two double bedrooms
- Modern fitted bathroom suite
- No chain. Double glazing. Gas central heating. Own access.
- [What3Words///token.card.straw](#)
- Sheffield City Council Tax Band - A
- EPC Rating - D Potential C

Offers Around

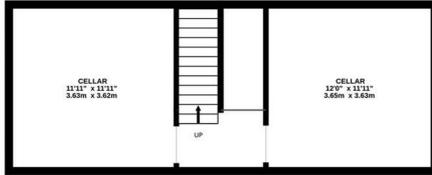
£165,000



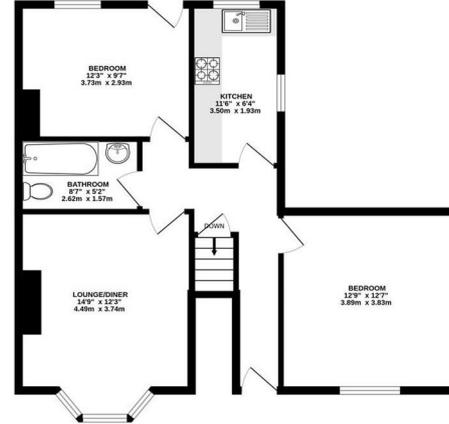


Floorplan

CELLAR
359 sq.ft. (33.4 sq.m.) approx.



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650sq.ft. (60.4 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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