



Spencer.

22, Talbot Gardens, Sheffield, S2 2TE

## Buy —

Buy this beautifully presented, three bedroomed, traditional stone fronted terrace home with off street parking and private rear garden - all in an excellent, popular location.

— from *Spencers*.

- Stone fronted three bedroom mid terrace home
- Cosy lounge with woodburner
- Modern kitchen / diner and cellar space
- Three ample bedrooms & stunning family bathroom
- Private rear garden & off street parking to front
- Superb location close to train station & City
- Quiet no through road
- Council Tax Band-A
- EPC-Rating-D
- [What3words///clubs.hush.runner](https://www.what3words.com/clubshushrunner)



Offers Around

**£200,000**

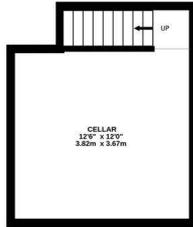




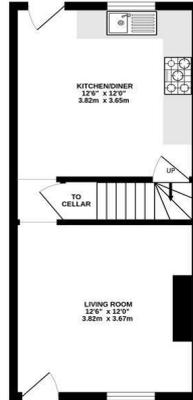


# Floorplan

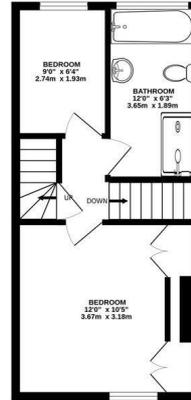
CELLAR  
178 sq.ft. (16.3 sq.m.) approx.



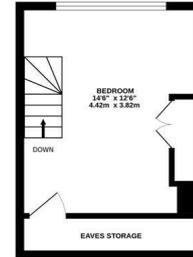
GROUND FLOOR  
332 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 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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