



Spencer.

6, Westbrook Bank, Sharrow Vale, S11 8YJ

Buy ———
this superb three double bedroom,
traditional mid terrace home.

————— from *Spencer.*

- Three double bedrooms mid terrace home
- Well presented throughout
- Enclosed and private garden, utility room/store.
- Bay windowed lounge
- Kitchen diner and storage cellar
- Sought after location
- Close to amenities, good school catchment
- Council Tax Band-B
- EPC Rating-D
- [What3words:///shell.healthier.pests](https://www.what3words.com/shell.healthier.pests)



£340,000



Floorplan



THE CELLAR IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL APPROX. FLOOR AREA 1087 SQ.FT. (101.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 (2019)



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