



Spencer.

30, Bents Road, Sheffield, S11 9RJ

Buy —

A large extended four bedroomed detached family home with four reception rooms and wonderful garden in the heart of S11

— from *Spencer*.

- A four bedroomed detached house with garage and off-street parking
- Four reception rooms to include dining room, study, large living room and breakfasting kitchen
- Extended to the rear in the 1990s with lovely large garden laid to lawn with established borders and vegetable patch
- Four bedrooms and two bathrooms
- Large boarded loft space suitable for conversion, subject to consents
- Available for sale with no chain
- Gas central heating and excellent proportions throughout
- EPC Rating - D
- Sheffield Council Tax Band - G
- What3Words///treat.gravel.allows



Offers Around

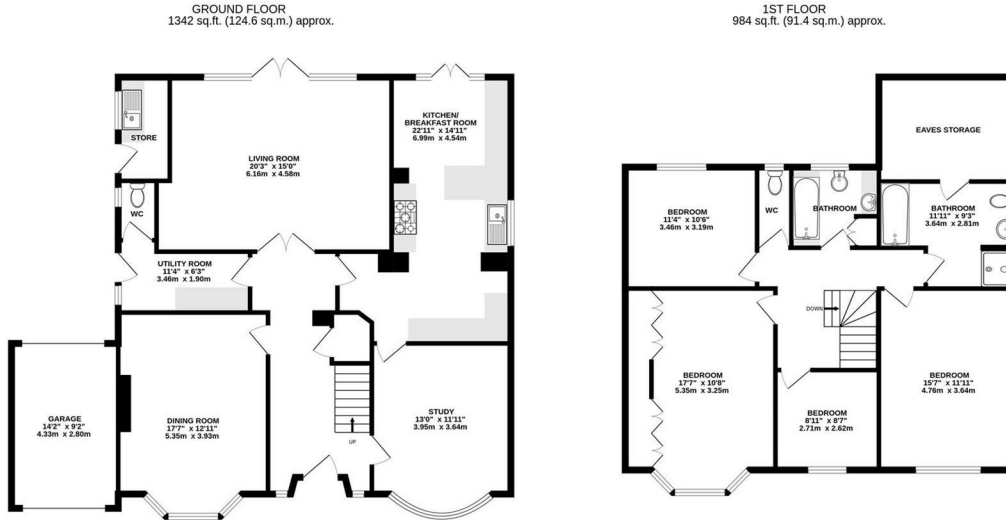
**£825,000**







# Floorplan



TOTAL FLOOR AREA : 2326 sq.ft. (216.1 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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**Spencer.**

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Viewing: Via the Agents  
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