



Spencer.

26, Berkeley Precinct, Ecclesall Road, S11 8PN

Buy —

Superbly located two bedroom maisonette with spacious accommodation and ample off street parking and a garage. Ideal for a first time buyer or even rental investment opportunity.

— from *Spencer.*

- Available with no chain
- Two bedroom maisonette
- Kitchen
- Lounge/diner
- Bathroom
- Garage and two communal parking spaces
- Excellent location
- Council Tax Band-A
- EPC Rating-C
- what3words///cute.plants.flows



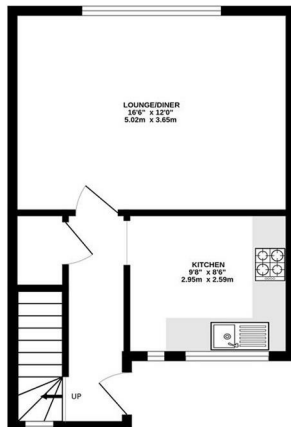
Offers Around

£140,000

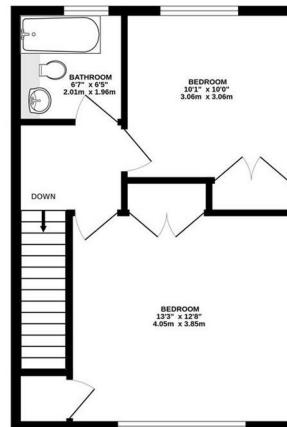


Floorplan

THIRD FLOOR
365 sq.ft. (33.9 sq.m.) approx.



FOURTH FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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 misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. 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 i250S

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