



Spencer.

37, Cairns Road, Crosspool, S10 5NA

Buy —

a stunning three bedroom family home with fabulous open plan living and wonderful south facing garden, located in the sought after area of Crosspool S10

— from *Spencer.*

- Exciting property with no onward chain
- Well-proportioned terraced townhouse
- Three bedrooms plus attic storeroom
- Beautifully presented throughout
- Immaculate extended open plan living kitchen
- Fantastic sized garden mainly laid to lawn with south facing rear aspect
- Renovated to a high specification
- Sought after location of Crosspool
- EPC Rating - C Sheffield City Council Tax Band - C
- [What3Words///bonds.vest.blaze](https://www.what3words.com/bonds.vest.blaze)



Offers Around

£500,000







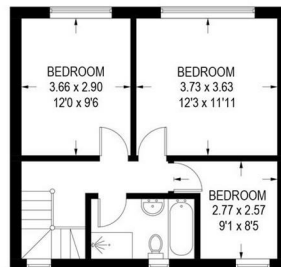
Floorplan

37 CAIRNS ROAD

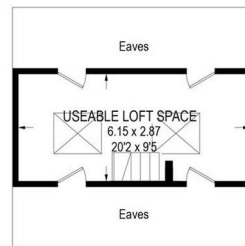
APPROXIMATE GROSS INTERNAL AREA = 132.5 SQ M / 1426 SQ FT
(EXCLUDING EAVES)



GROUND FLOOR = 71.5 SQ M / 770 SQ FT



FIRST FLOOR = 43.5 SQ M / 468 SQ FT



LOFT = 17.5 SQ M / 188 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

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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

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