



Spencer.

45, Glen Road, Sheffield, S7 1RA

Buy —

this super three bedroom, semi-detached home with open plan kitchen diner, separate lounge and enclosed rear garden.

— from *Spencer.*

- No onward chain
- Three bedroom semi-detached house
- Superbly maintained with neutral decor
- Modern kitchen diner
- Bright airy lounge with French doors to enclosed rear garden
- Family bathroom and downstairs WC
- Excellent location
- Council Tax Band -B
- EPC Rating-C
- What3words///entire.marker.neede



Offers Around

£295,000

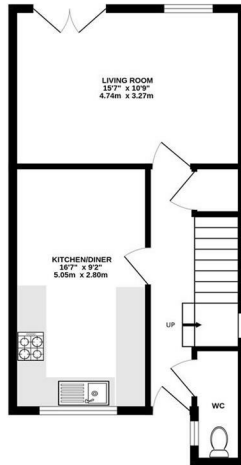




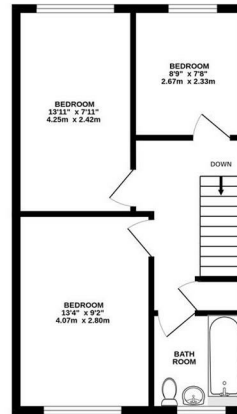


Floorplan

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA - 861 sq.ft. (80.0 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors 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 as such by any prospective purchaser. The layout, fixtures and appliances shown here are not shown to scale and do not represent an offer of any kind. Measurements are given to the nearest square foot and do not include any built-in furniture or fittings.

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Viewing: Via the Agents
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