



Spencer.

22, Crescent Road, Nether Edge, S7 1HL

Buy —

A fabulous semi-detached house in the heart of Nether Edge with excellent proportions

— from *Spencer.*

- A stone built four bed roomed semi-detached house
- In the heart of Nether Edge
- Excellent proportions throughout with some period features
- Four double bedrooms
- Large family bathroom
- Double storey off-shot and enclosed courtyard garden with lawn and patio
- Second floor shower room and two further bedrooms
- No chain and a superb family home
- EPC Rating D - Potential C
- What3Words: nobs.work,equal



Offers Around

£425,000









Floorplan



TOTAL FLOOR AREA: 1336sq ft. (124.1 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 plan, symbols and figures are not to scale and have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix E302A

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Viewing: Via the Agents
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