



Spencer.

31, Adelaide Road, Sheffield, S7 1SQ

## Buy —

Beautifully presented three bedroom semi detached home in a highly desirable, quiet leafy location with further possibilities for future reconfiguration.

— from *Spencer.*

- Three bedroom semi-detached home
- Modern fitted kitchen
- Bright open plan lounge
- Modern family bathroom
- Enclosed rear garden, garage & ample off street parking
- Further potential to reconfigure
- Super leafy location
- Council Tax Band-C
- EPC Rating-C
- [What3Words///weeks.enter.mull](https://www.what3words.com/weeks.enter.mull)

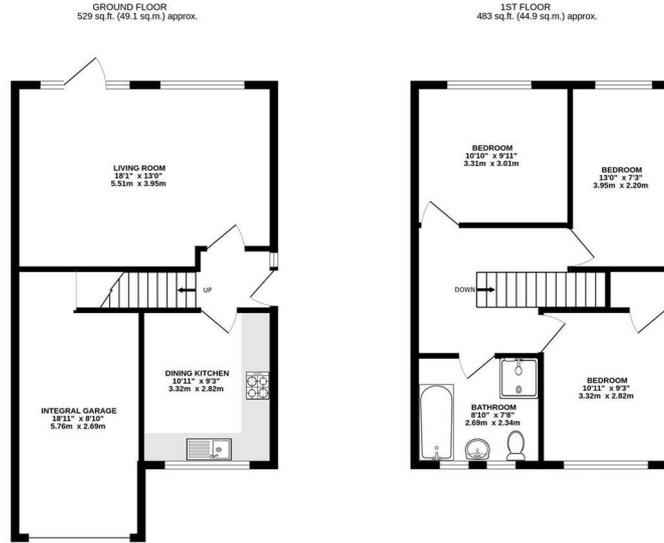


Offers Around

**£400,000**



# Floorplan



TOTAL FLOOR AREA - 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and plot area have an 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 services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with: floorplan 2.0.0

**Spencer.**

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Viewing: Via the Agents  
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