



Spencer.

62, Brocco Bank, Endcliffe, S11 8RR

Buy —

a superb opportunity for investors and families alike with this four double bedroom end terrace property with off street parking.

— from *Spencer.*

- No chain
- Larger than average end terrace property
- Excellent potential to create a superb family home or as an investment opportunity
- Kitchen diner and two reception rooms
- Four double bedrooms
- Two bathrooms and separate WC
- Off street parking for two cars to the rear
- Council Tax Band - D
- EPC rating - E
- what3words:///both.picked.bench

Offers Around

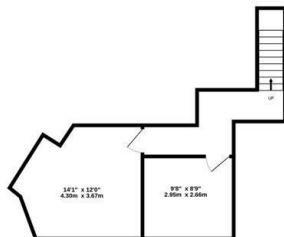
£440,000



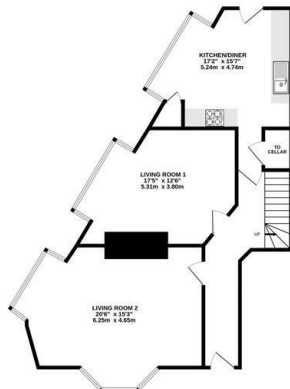


Floorplan

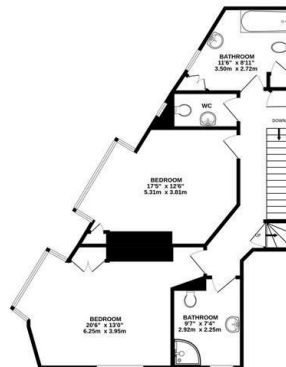
CELLAR
CEILING HEIGHT 1.92 M
318 sq.ft. (29.6 sq.m.) approx.



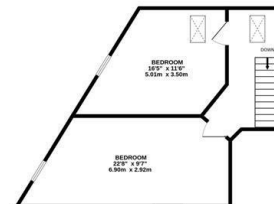
GROUND FLOOR
CEILING HEIGHT 2.60 M
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
CEILING HEIGHT 2.6 M
664 sq.ft. (61.7 sq.m.) approx.



2ND FLOOR
CEILING HEIGHT 2.46 M
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1787sq.ft. (166.0 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 mis-statement. 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 operability or efficiency can be given.

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Viewing: Via the Agents
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