



Spencer.

51, Rosedale Gardens, Sheffield, S11 8QB

## Buy —

this superbly presented two/ three bedroom semi detached home situated in a quiet cul de sac with off street parking and private southerly rear garden.

— from *Spencers.*

- Available with no onwards chain
- Superbly presented two/three bedroom Semi detached
- Double bedroom one with dressing room (bedroom two)
- Family bathroom
- Dining kitchen and spacious lounge
- Enclosed private sunny rear garden with storage shed
- Excellent location with off street parking
- Council Tax Band-B
- EPC Rating-D
- What3words:///beard.number.store



**£260,000**

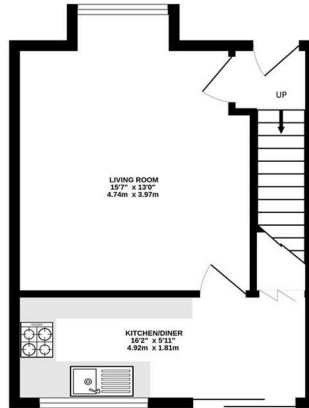




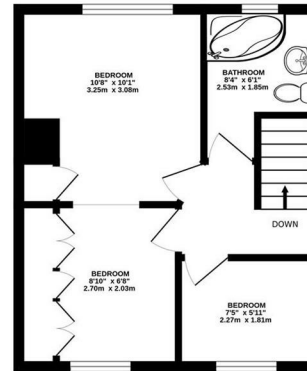


# Floorplan

GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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 is given to their operability or efficiency can be given.

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Viewing: Via the Agents  
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