



Spencer.

46, Steade Road, Sheffield, S7 1DU

## Buy —

this truly unique and substantial six bedroom Victorian villa in a prime location having had some recent upgrades but offering a wealth of further flexibility and potential. Having off street parking with electric charge point, enclosed garden spaces and all in a sought after location.

— from *Spencer.*

- Available with no chain
- Substantial six bedroom Victorian end terrace villa
- Stunning period features and proportions with modern accents
- Excellently proportioned lounge with feature fireplace
- Open plan modern kitchen and dining room
- Popular vibrant community location
- Off street parking with enclosed rear and side gardens
- Council Tax Band-C
- EPC Rating-D
- [What3words:///drank.green.resort](#)



**£525,000**

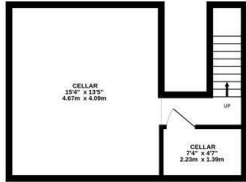




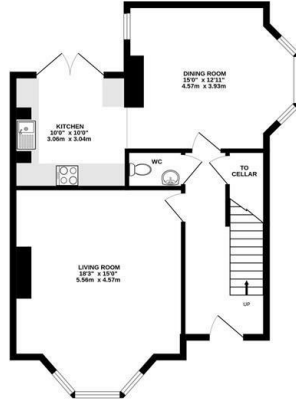


# Floorplan

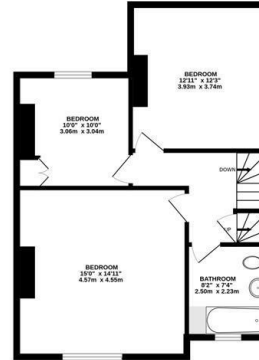
CELLARS  
284 sq.ft. (26.4 sq.m.) approx.



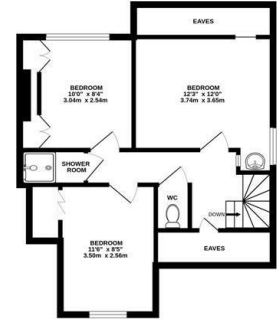
GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



2ND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.2 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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