



Spencer.

46, Charles Ashmore Road, Norton, S8 8GJ

Buy —

a great opportunity to buy this superb five bedroom semi-detached family home with a fabulous outlook onto Graves Park

— from *Spencer.*

- Available with no chain
- Superbly presented semi-detached family home
- Five good-sized bedrooms
- Off street parking for two cars and garage
- Good-sized enclosed rear garden
- Lounge and seperate dining room
- Modern well-fitted Kitchen and separate utility room
- Council Tax-D
- EPC-E
- What three words///timing.lend.enter



£430,000





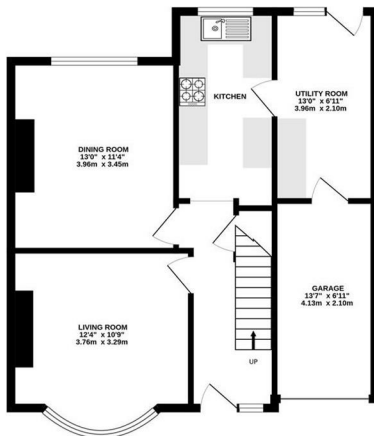




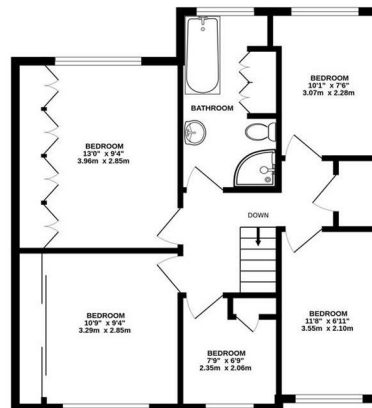


# Floorplan

GROUND FLOOR  
CEILING HEIGHT 2.61 M  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
CEILING HEIGHT 2.51 M  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



**Spencer.**

+44 (0)114 268 3682  
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S118PP  
SpencersEstateAgents.co.uk

**SpencersAgents**  
**SpencersAgents**  
**SpencersEstateAgents**

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents  
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948