



HUNTERS[®]
HERE TO GET *you* THERE

5 Norton Lane, Norton, Sheffield, S8 8GW

5 Norton Lane, Norton, Sheffield, S8 8GW

£375,000

Positioned on the cul-de-sac area of Norton Lane, Sheffield, this charming semi-detached house from the 1930s offers a delightful blend of character and modern living. With three spacious double bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed by an entrance porch that leads into a generous entrance hall, complete with stairs to the first floor. The bay-windowed living room is a standout feature, boasting a lovely fireplace that adds warmth and charm. Double doors seamlessly connect this space to the dining room, which features a box bay window and French doors that open onto the garden, creating an ideal setting for entertaining or enjoying family meals.

The separate fitted kitchen is practical and well-equipped, featuring matching wall and base units, along with a handy pantry that houses the gas-fired combination boiler.

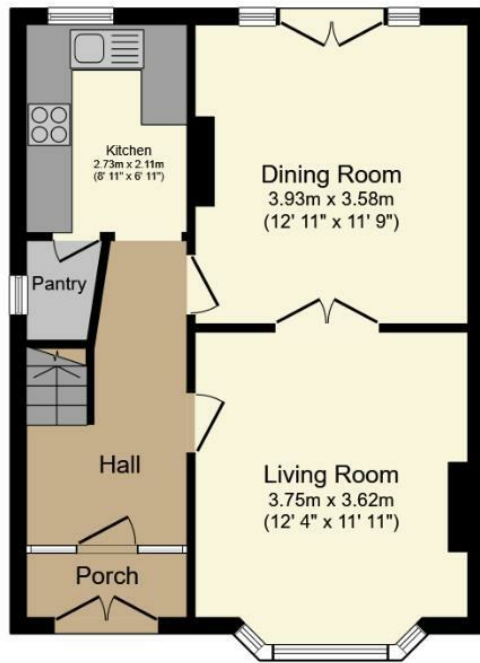
On the first floor, you will find a landing that leads to two double bedrooms and a versatile study, perfect for a home office or additional storage. The modern family bathroom is thoughtfully designed, featuring a deep bath and a separate walk-in shower for your convenience.

The second floor reveals a further double bedroom, enhanced by front and rear Velux windows that flood the space with natural light, along with a built-in walk-in wardrobe for ample storage.

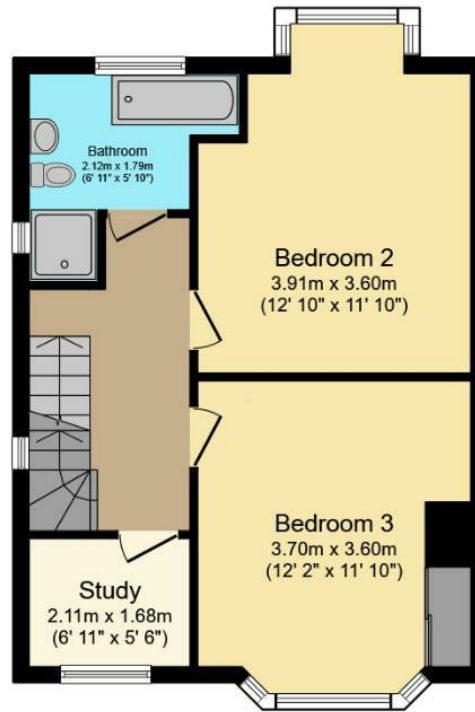
Externally, the property is set back from the road, offering a front garden and a driveway that accommodates up to three vehicles, complemented by a detached garage. The rear garden is a true retreat, featuring a level and enclosed space with a patio seating area, perfect for outdoor relaxation, while the remainder is mainly laid to lawn.

This delightful home on Norton Lane is a rare find, combining period charm with modern amenities in a peaceful setting. It is an ideal choice for those looking to settle in a welcoming community.

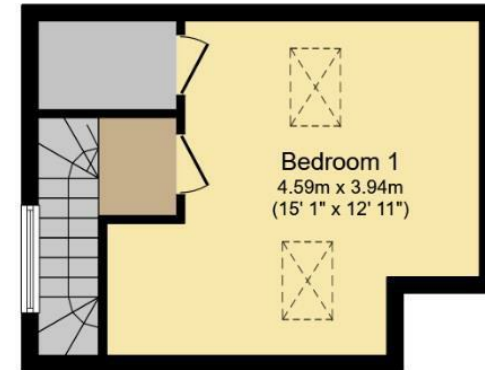
Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



Ground Floor
 Floor area 45.8 sq.m. (493 sq.ft.)



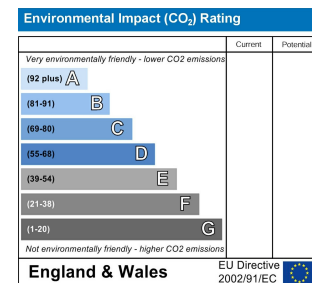
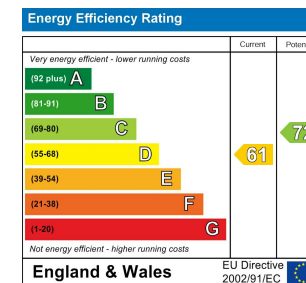
First Floor
 Floor area 46.7 sq.m. (503 sq.ft.)



Second Floor
 Floor area 24.2 sq.m. (260 sq.ft.)

Total floor area: 116.7 sq.m. (1,256 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



General Remarks
GENERAL REMARKS

TENURE
This property is Freehold.

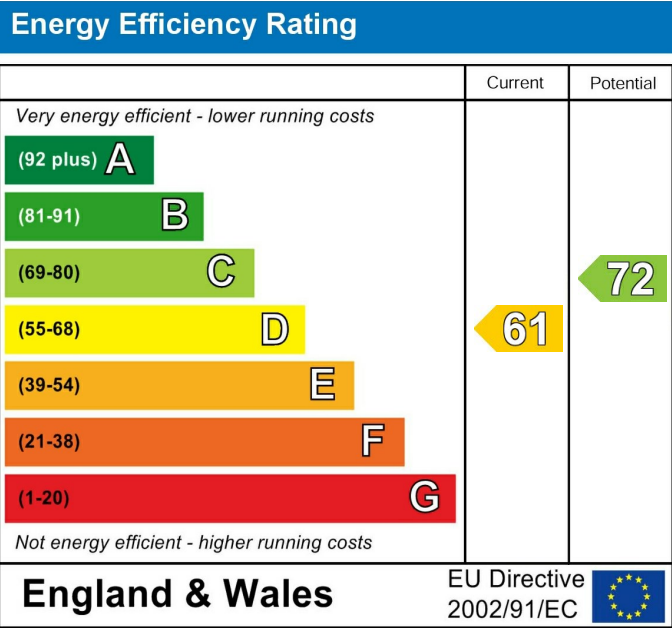
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





