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66 Little Norton Lane, Sheffield, S8 8GD

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£240,000

Located on Little Norton Lane in the charming area of Norton, this beautifully presented three-bedroom mid-town house offers a delightful blend of comfort and convenience. Located a mere 0.2 miles from the picturesque Graves Park and the bustling St James Retail Park, this property is ideal for families and professionals alike.

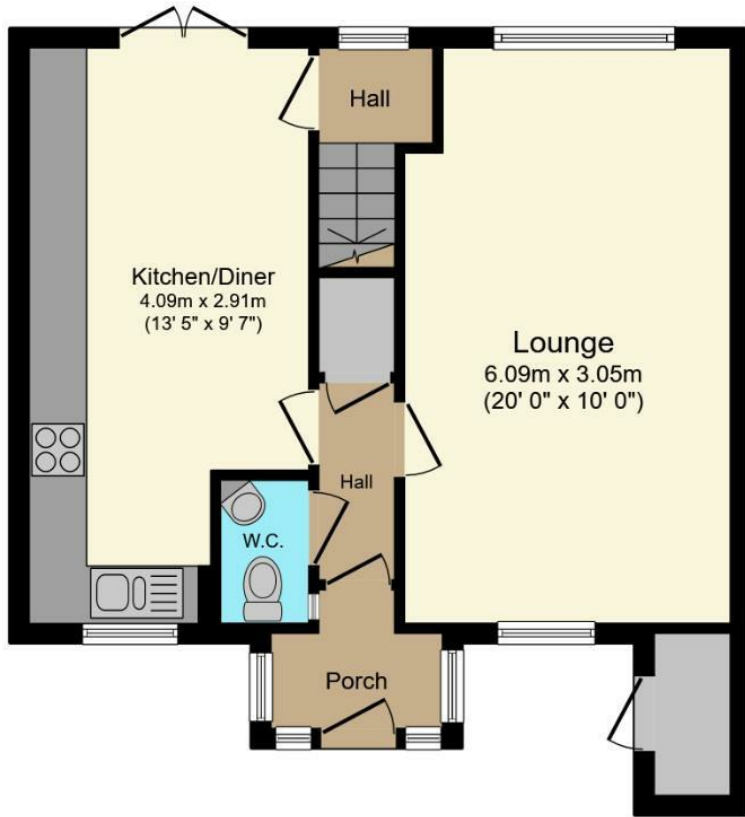
Upon entering, you are welcomed by an inviting entrance porch that leads into an inner lobby and ground floor cloakroom/w.c. The heart of the home is the modern dining kitchen, featuring stylish matching wall and base units, perfect for culinary enthusiasts and family gatherings. The living room is bathed in natural light, thanks to windows at both the front and rear, creating a warm and airy atmosphere.

The first floor comprises a spacious landing that leads to three well-proportioned bedrooms, providing ample space for relaxation and rest with one currently used as a home office. The fully tiled bathroom, complete with a contemporary white suite, adds a touch of elegance to the home.

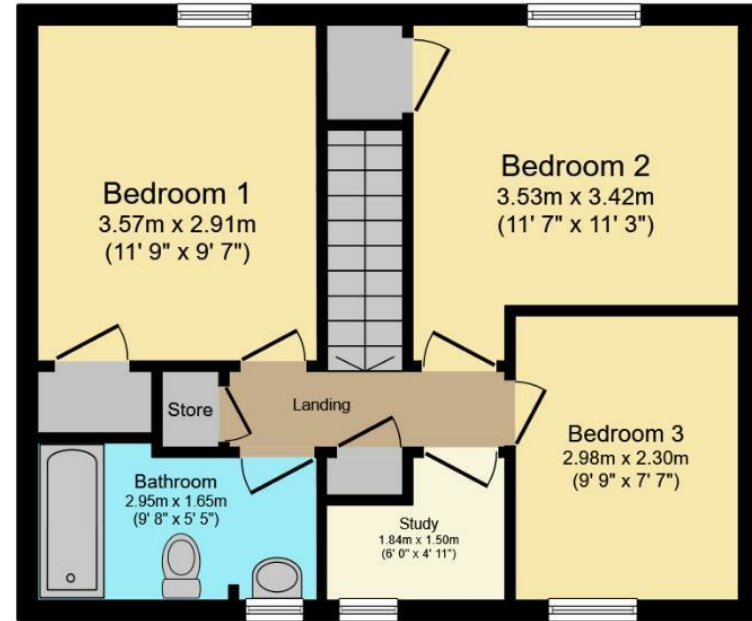
Externally, the property boasts off-road parking for one vehicle at the front, along with a convenient outside store. The rear garden is a true gem, featuring a level and enclosed space that includes a lovely patio seating area, ideal for al fresco dining, and a well-maintained lawn, perfect for children to play or for gardening enthusiasts to enjoy.

This town house is not only a wonderful family home but also a fantastic opportunity for those seeking a property in a desirable location. With its modern amenities and proximity to local parks and shopping, it is sure to attract interest. Do not miss the chance to make this delightful home your own.

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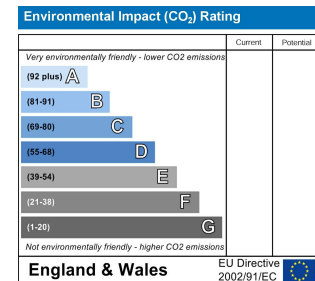
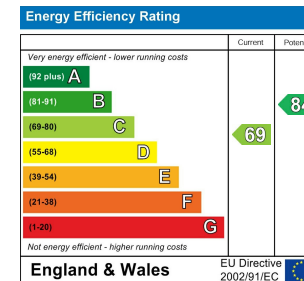
Ground Floor
 Floor area 47.5 sq.m. (512 sq.ft.)



First Floor
 Floor area 44.1 sq.m. (475 sq.ft.)

Total floor area: 91.7 sq.m. (987 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
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TENURE
This property is Freehold.

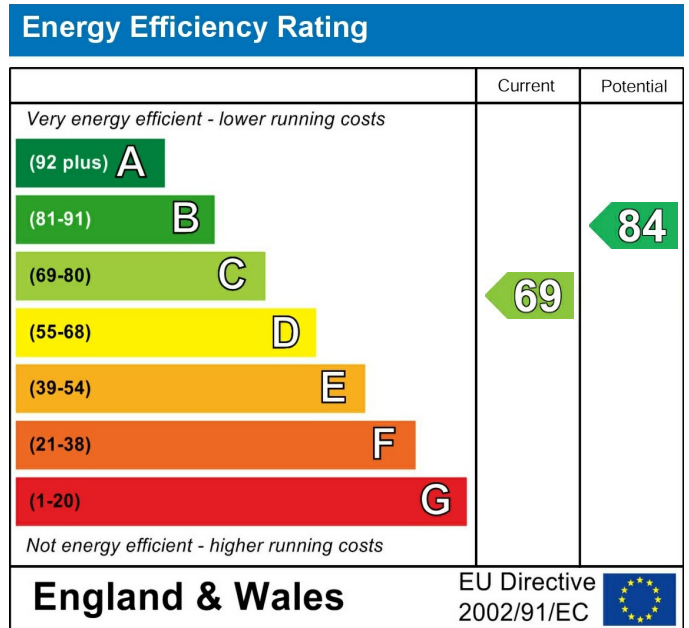
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.

Anti Money Laundering
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. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. 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 set your property live.



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.









