



**HUNTERS®**  
HERE TO GET *you* THERE

100 Little Norton Lane, Norton, Sheffield, S8 8GD

100 Little Norton Lane, Norton, Sheffield, S8 8GD

Guide Price £325,000

Nestled in the charming area of Little Norton Lane, this delightful pre-war semi-detached family home offers a perfect blend of comfort and convenience. Boasting three bedrooms, this property is ideal for couples and families seeking a welcoming environment.

Upon entering, you will find two spacious reception rooms, both neutrally decorated, providing a versatile space for relaxation and entertaining. The layout is designed to maximise light and space, making it a warm and inviting home.

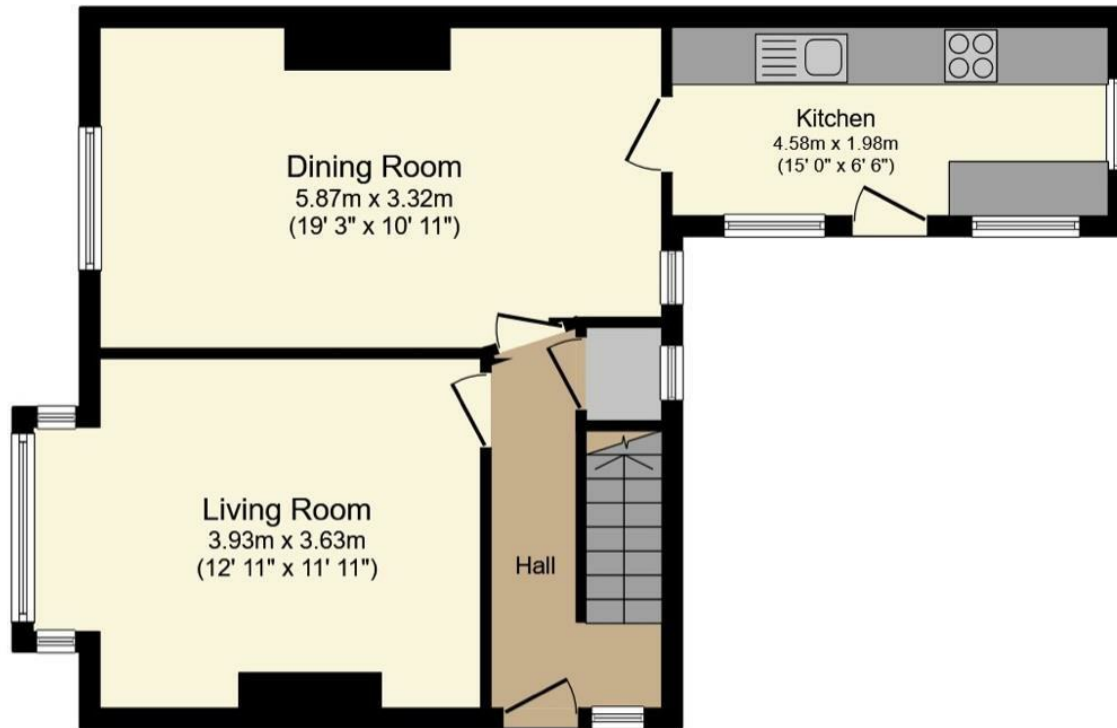
The property features off-road parking and a driveway leading to a detached garage, ensuring ample space for your vehicles and additional storage. The level and enclosed garden is mainly laid to lawn, offering a safe and enjoyable outdoor area for children to play or for hosting summer gatherings with family and friends.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchasing process. This home is not just a property; it is a place where memories can be made and cherished for years to come.

With its excellent location in Norton, you will benefit from a range of local amenities, schools, and parks, making it an ideal choice for families. This semi-detached house is a wonderful opportunity for those looking to settle in a friendly community. Don't miss your chance to view this lovely home.

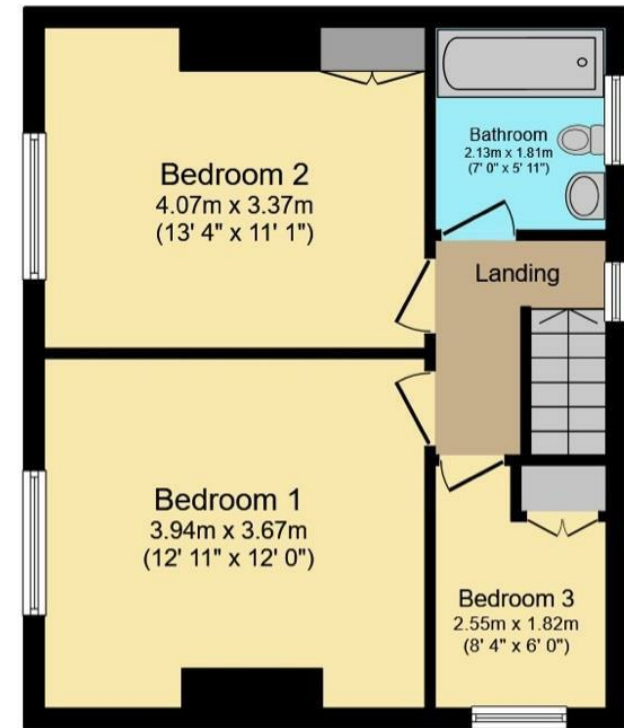
Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
sheffieldwoodseats@hunters.com | www.hunters.com





## Ground Floor

Floor area 52.9 sq.m. (569 sq.ft.)



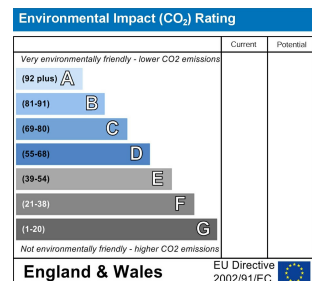
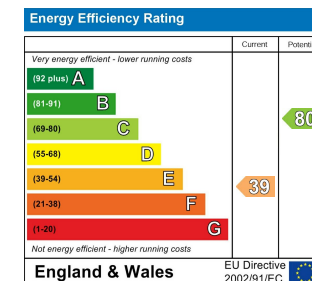
## First Floor

Floor area 42.1 sq.m. (453 sq.ft.)

Total floor area: 95.0 sq.m. (1,023 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](http://www.Propertybox.io)

Powered by Focal



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

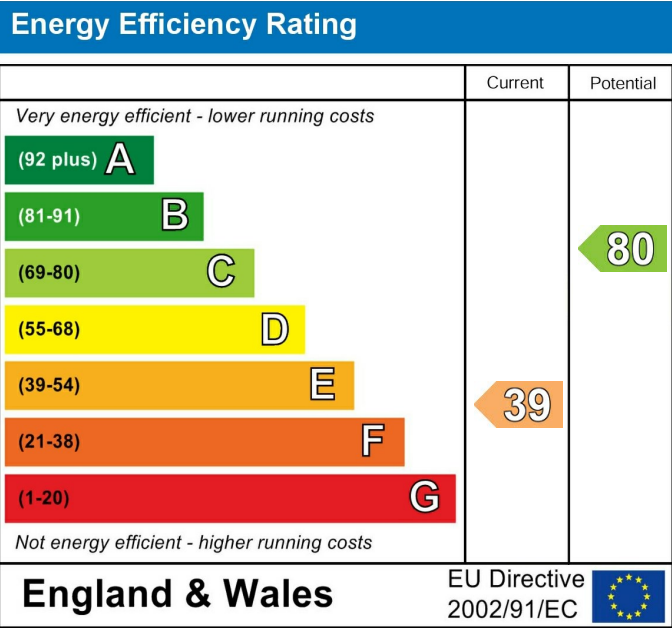
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.







