

HUNTERS®

HERE TO GET *you* THERE

74 Norton Lees Crescent, Sheffield, S8 8SR

£325,000

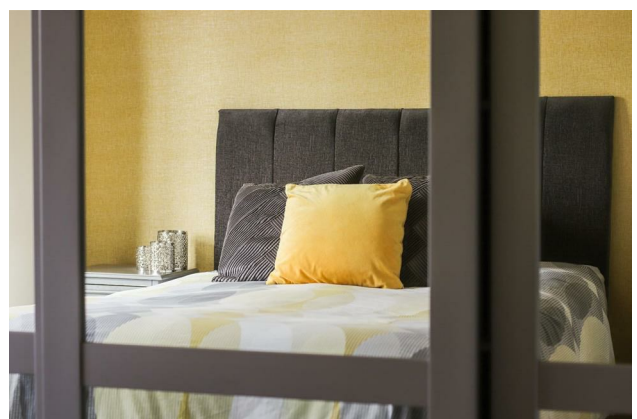
Property Images



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Property Images



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Property Images



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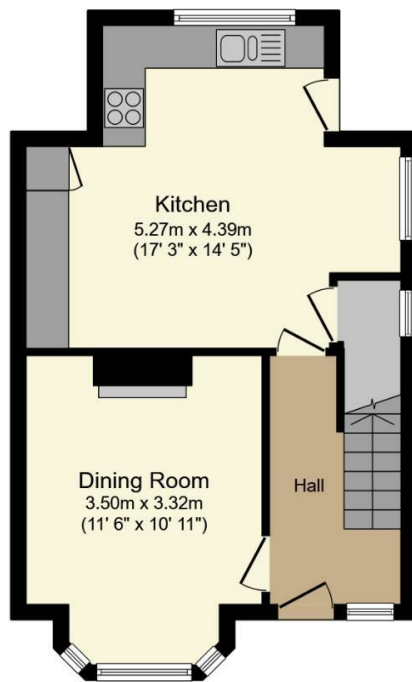
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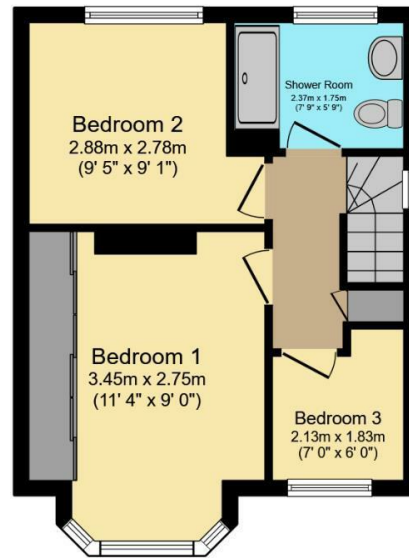


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Ground Floor



First Floor

Total floor area: 76.2 sq.m. (820 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

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	71
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Nestled in the desirable Norton Lees Crescent, this charming semi-detached house, built between 1930 and 1939, offers a perfect blend of comfort and convenience for family living. The property features three bedrooms and a modern family shower room, making it an ideal choice for those seeking a welcoming home.

Upon entering, you are greeted by a spacious entrance hall that leads to a bright and inviting living room, complete with a lovely front bay window that fills the space with natural light. The heart of the home is undoubtedly the impressive dining kitchen, which boasts a range of matching wall and base units, along with a built-in pantry, providing ample storage and workspace for culinary enthusiasts.

The first floor comprises a landing that connects to three bedrooms, with the master bedroom featuring built-in sliding mirror-fronted wardrobes, adding a touch of elegance and practicality. The family shower room is fitted with a contemporary three-piece white suite and part ceramic tiled walls, ensuring a stylish and functional space.

Externally, the property is equally appealing, with a front garden and a driveway to the side that accommodates off-road parking for two vehicles. The rear garden is a delightful South Westerly facing retreat, perfect for enjoying sunny afternoons. It features decked and patio seating areas adjacent to the house, complemented by a lawn and mature planted borders. At the end of the garden, you will find an additional deck and a timber garden shed, providing extra storage or a charming space for hobbies.

This property is ideally located close to local amenities, including shops and a primary school, making it a fantastic opportunity for families looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

Features

- Three bedrooms • Bay windowed living room • Neutrally decorated throughout • Extended dining kitchen • Modern white shower room • Wonderful Garden with decked and patio seating areas together with lawn • Off Road Parking • Energy Performance Rating D