

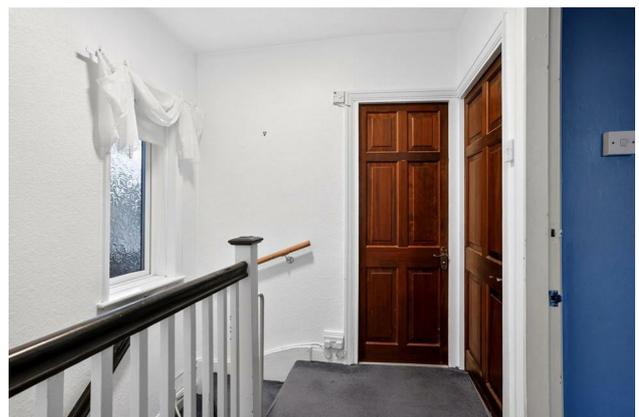
# HUNTERS®

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12 Warminster Drive, Sheffield, S8 9NX

£260,000

Property Images



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## Property Images



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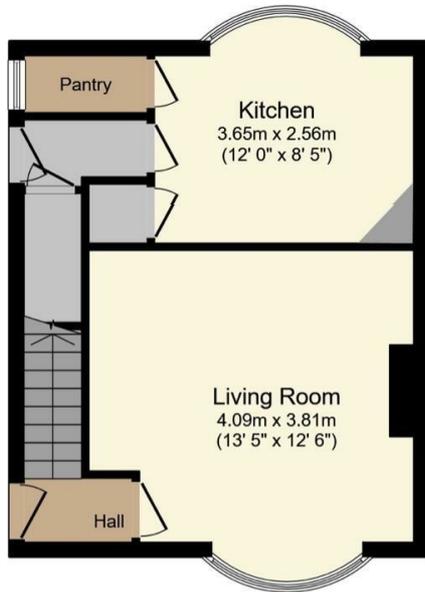
## Property Images



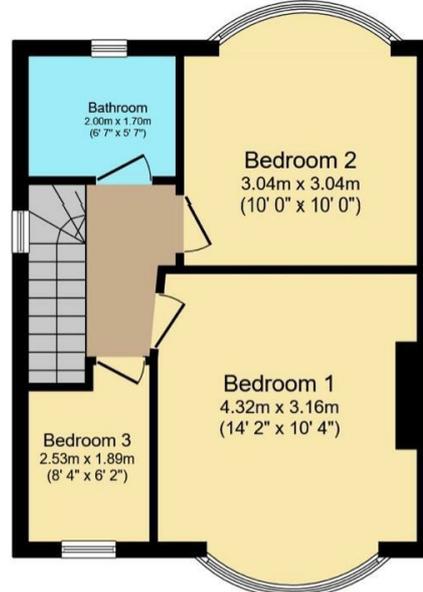
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**Property Images**



**Ground Floor**



**First Floor**

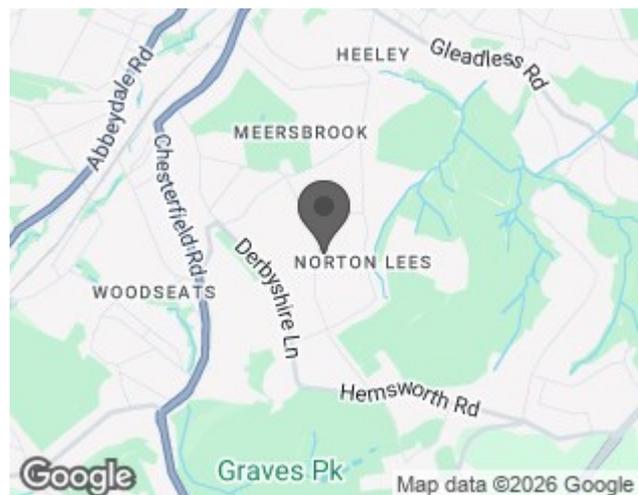
Total floor area 77.5 sq.m. (834 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## EPC

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            | 73        |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  | 35                         |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

## Map



## Details

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

## Summary

Nestled in a tranquil cul-de-sac on Warminster Drive, Norton Lees, this charming three-bedroom semi-detached house, built in 1920, offers a wonderful opportunity for those looking to create their dream home. With its appealing double bay windows, the property boasts a welcoming entrance lobby that leads to a spacious living room, complete with a feature fireplace, perfect for cosy evenings in.

The heart of the home is undoubtedly the dining kitchen, which features an original pantry and provides access to a rear entrance lobby, leading to the garden.

Upstairs, the first floor comprises a landing that connects to the three bedrooms, providing ample space for family or guests, along with a bathroom that completes the accommodation.

The property benefits from off-road parking, easily accessible from Warminster Road, and is equipped with electric heating and UPVC double glazing, ensuring comfort throughout the seasons.

While the house would benefit from a scheme of modernisation, it presents a fantastic opportunity for buyers eager to personalise their living space and add their own touch. With no onward chain, this property is ready for you to make it your own. Don't miss the chance to transform this house into your perfect home.

## Features

- Three Bedrooms
- Bay windows to the Front and Rear
- Electrically Heated & UPVC Double Glazed
- Cul-De-Sac Location
- Low Maintenance Front and Rear Gardens
- Parking Space to the Rear - Accessed off Warminster Road
- No Onward Chain
- Energy Performance Rating