

**66 Little Norton Lane, Sheffield, S8 8GD**

**£240,000**

**Property Images**



## Property Images



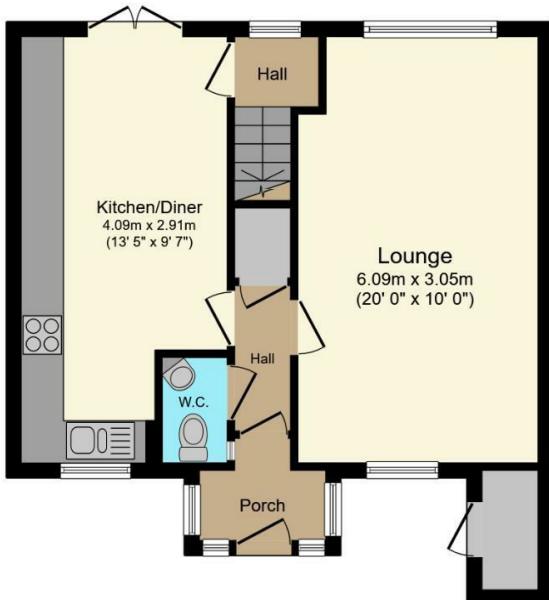
## Property Images



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**Property Images**



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



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

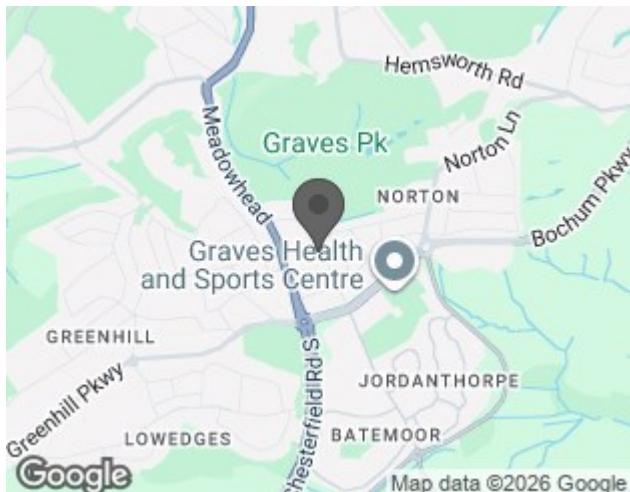
**Total floor area: 91.7 sq.m. (987 sq.ft.)**

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 missstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

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.

## Features

- Three bedrooms
- Beautifully presented
- Modern dining kitchen
- Fully tiled bathroom with white suite
- Enclosed rear garden with patio and lawn
- Off Road Parking
- Great location 0.2mile from Graves Park & St. James Retail Park
- Energy Performance Rating C