

### Viewings

Viewings by arrangement only.  
 Call 0114 4830038 to make an appointment.

### Vendors Comments

Add text here

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	



## 11 Normanton Spring Close, Sheffield, S13 7BW

Offers in the region of £115,000

- Top floor apartment
- Allocated parking bay
- Beautiful views over woodland via Juliette balcony
- Fantastic public transport links
- Ideal for First time buyers and investors
- One double bedroom
- Bathroom with shower over
- Within close proximity to Crystal Peaks
- Local walks
- EPC Grade = TBC

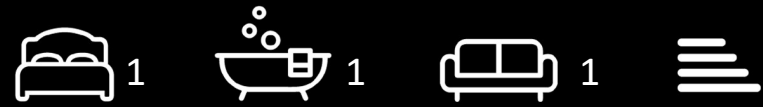
# 11 Normanton Spring Close, Sheffield S13 7BW

A well-presented one-bedroom top floor apartment enjoying FANTASTIC VIEWS over surrounding woodland. Ideally situated in a quiet CUL DE SAC while remaining within easy reach of Crystal Peaks Shopping Centre and excellent transport links.

The accommodation offers a spacious open-plan living area with a modern kitchen space, creating a bright and versatile living environment. The property also comprises an entrance hall, bathroom, and a generous double bedroom. ALLOCATED PARKING BAY.

An ideal purchase for FIRST TIME BUYERS, investors, or those looking to downsize, offering a peaceful setting with convenient access to local amenities.

EPC Grade = TBC



Council Tax Band: A

