



Norton Lees Crescent, Sheffield S8 8SR

Guide Price £325,000

Guide Price £325,000 - £350,000

Virtual Walk Through

SK Estate Agents are delighted to offer to the market this beautifully presented, larger than average and effectively extended three bedroomed, semi-detached property situated on the quiet and tree-lined road of Norton Lees Crescent. Conveniently located close to bus routes serving the city, local shops on Derbyshire Lane, and the wide range of amenities that Chesterfield Road has to offer, there are an array of good local primary and secondary schools in close proximity and Graves Park is within walking distance. In brief the property comprises: entrance hallway, bay fronted lounge, WC, well equipped kitchen, office space and dining room, three bedrooms and a family bathroom. To the front is a driveway and to the rear a large private garden.

A viewing is essential to appreciate the high standard of accommodation on offer.

Tenure: Freehold



Entrance

Entry via front facing composite and stained glass door into welcoming hallway having Victorian style radiator, hard wood flooring and carpeted stairs rising to first floor.

Lounge

11'0" x 13'5" (3.36m x 4.09m)

Well presented, bright and airy lounge with feature fireplace, tall column radiator, UPVC double glazed bay window and carpeted flooring.

WC

Cloakroom with low flush WC, wall mounted sink, hard wood flooring and also housing the fuse board and electric meter.

Kitchen

18'2" x 9'4" (5.54m x 2.85m)

A beautifully presented kitchen fitted with a good range of wall and base units with complimentary work surfaces incorporating one and half bowl sink and drainer with mixer tap, and 5 ring gas hob with extractor fan above. Also benefitting from mid-height oven and space and plumbing for washing machine, tumble dryer and slimline dishwasher. Having hard wood flooring, rear facing UPVC double glazed window and cupboard housing the boiler.

Home Office

5'2" x 10'10" (1.59m x 3.32m)

Located in the extended part of the property and boasting vaulted ceiling with skylights, the bright and airy extension offers space for home working and dining. The space to the front, which is currently used as an office, could easily be used as a play room or snug. Having UPVC double glazed window, hard wood flooring and a column radiator.

Dining Room

8'3" x 13'2" (2.53m x 4.02m)

The rear opens out to the generous dining room which features a steel beam, skylights, and spot and pendant lighting to the ceiling providing a bright and airy space. UPVC double glazed French doors provide access to the garden. There is ample space for dining table and chairs.

First Floor Landing

Having carpeted flooring and side facing UPVC double glazed obscured glass window. Loft hatch to boarded loft space.

Bathroom

5'8" x 6'11" (1.74m x 2.11m)

Fitted with white suite comprising: built-in vanity sink unit with mixer tap and low flush WC, and P-shaped bath with thermostatic shower over and screen to one side. Benefitting from aqua boarding to the walls, chrome heated towel rail, vinyl flooring and rear facing UPVC double glazed obscured glass window.

Bedroom Two

10'10" x 9'3" (3.32m x 2.82m)

A good sized double bedroom with large UPVC double glazed window providing ample natural light. Having carpeted flooring, gas central heating radiator and space for freestanding furniture.



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Bedroom One

11'0" x 13'9" (3.37m x 4.21m)

Neutrally decorated principal bedroom benefitting from a range of fitted storage. Having UPVC double glazed bay window, carpeted flooring and gas central heating radiator.

Bedroom Three

5'8" x 6'11" (1.74m x 2.11m)

Front facing bedroom with carpeted flooring, gas central heating radiator and UPVC double glazed window.

Outside

To the front of the property is a driveway for one vehicle. There is also a low maintenance area laid with shale and surrounded by mature hedges.

To the rear of the property there is a paved patio for outdoor seating and a large area laid to lawn. The secure and peaceful garden benefits from some mature planting, hedged borders and a shed.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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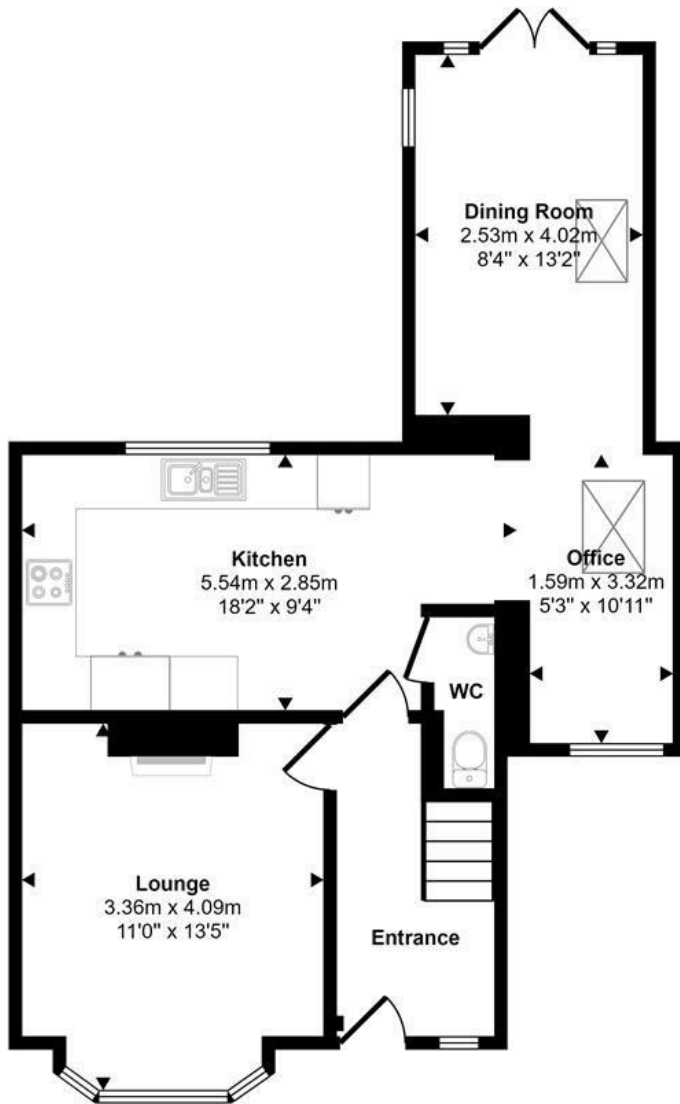
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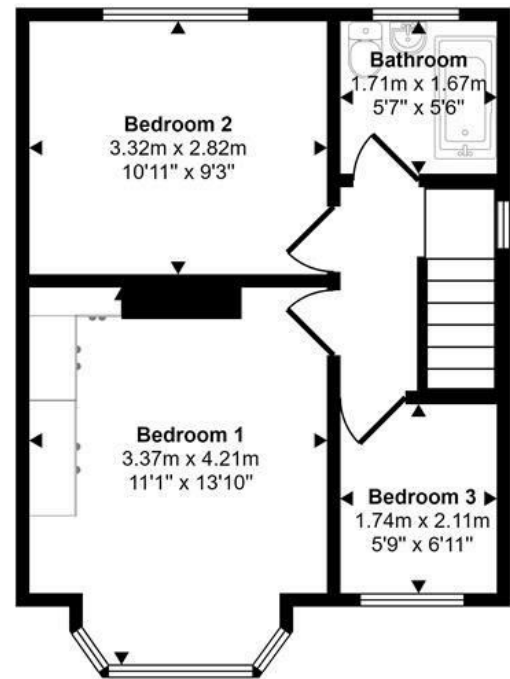
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Approx Gross Internal Area
88 sq m / 951 sq ft



Ground Floor
Approx 53 sq m / 575 sq ft



First Floor
Approx 35 sq m / 375 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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