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Seabrook Road, Norfolk Park,  
Sheffield, S2 2RZ

**BELVOIR!**

Offers in excess of £265,000



### Key Features

- > 4 Bedroom Semi Detached House
- > Just a 5–10-minute walk to train station and universities
- > Vacant Possession and No Chain
  - > Recently decorated & carpeted throughout
  - > Rear garden
- > Attic bedroom with En-Suite
  - > Tenure: Freehold
  - > EPC rating E

Belvoir Sheffield are pleased to bring to the market this stunning ready to move into four bedroom semi-detached house in the very popular Norfolk Park area of Sheffield.

The property has four good size double bedrooms with the attic bedroom benefitting from an en-suite shower room, two reception rooms, spacious kitchen, family bathroom and a private rear garden.

There is no chain and vacant possession.

Perfect for a range of buyers from first time buyers, families moving home or investors alike. Early viewing is advised.





The accommodation in brief comprises of entrance hallway, living room with beautiful bay window, spacious dining room with period feature fireplace, kitchen with a wide range of wall and base units with fridge, freezer, and washer all included within the sale. There is access to the cellar and rear garden from the kitchen.

To the first floor there are three good sized double bedrooms and a family bathroom that consists of bath with shower over, W.C and sink.

To the second floor there is a very large fourth bedroom with Velux window and an en-suite shower room consisting of enclosed shower, W.C., and sink.

To the exterior there is a private rear garden with storage shed. The property has recently been neutrally decorated and carpeted throughout.

With fantastic public transport links and situated close to an excellent range of local amenities, including great pubs/restaurants. The M1 motorway and Sheffield City Centre are just a short drive away and just a 5–10-minute walk away from the train station and universities.

**Disclaimers and Advice:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Contact us today to arrange a viewing...

# BELVOIR!

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