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Park Grange Road, Norfolk Park, Sheffield,  
S2 3RB

**BELVOIR!**

Offers in excess of £125,000



### Key Features

- > Large 3 Bedroom House
- > Vacant Possession & No Chain
- > Vic Hallam Construction
  - > New Roof in 2024
- > Downstairs Wet Room
- > Private Rear Garden
- > Tenure: Freehold
- > EPC rating D

Belvoir Sheffield are pleased to bring this three-bedroom family home to the market located in the very popular Norfolk Park area of Sheffield.

The property has lots to offer including a large dual aspect living room with patio doors to a private rear garden and a downstairs W.C / wet room and has recently had a brand-new roof installed.

It has vacant possession, and no chain so is ideal for first time buyers or families looking to upsize.

\*Vic Hallam construction - please check with mortgage provider before viewing to check lending acceptability\*



The property in brief comprises of spacious hallway with large storage cupboard, downstairs W.C / shower room with toilet and electric shower, good size kitchen with lots of wall and base units for storage with integrated fridge freezer, oven and hob and a large dual aspect lounge with feature fireplace and patio doors to the rear garden.

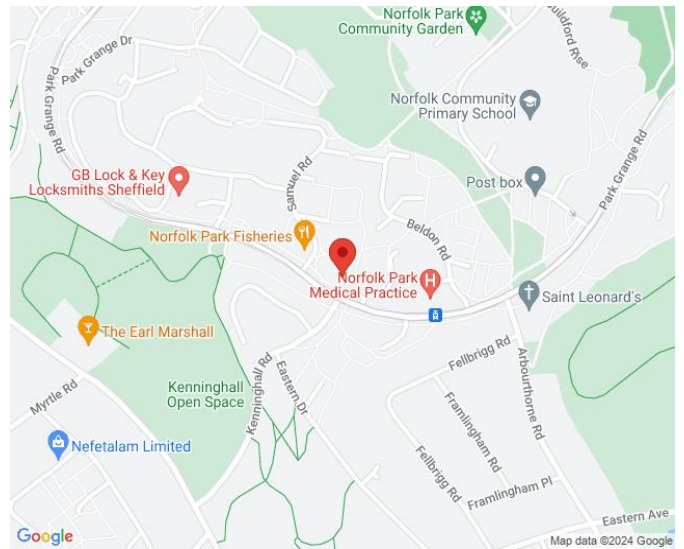
To the upstairs there are two double bedrooms both with storage cupboards and a single bedroom to the front. The family bathroom comprises of bath with shower over, sink and W.C. There is a private rear garden with storage shed and a rockery area to the front.

The property had a new roof installed in June 2024.

The property is in a much sought-after location being just 3 miles from the city centre and has access to fantastic transport links including the SuperTram network, hospitals, and motorways. There is an array of shops, schools, and parks all within walking distance.

### 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...

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