



9 Donnington Road, Norfolk Park, Sheffield, S2 2RF

Saxton Mee

9 Donnington Road

Norfolk Park

Guide Price

£220,000

GUIDE PRICE £220,000 - £230,000

Situated in a sought after yet tranquil location near Norfolk Heritage Park and within easy reach of Sheffield City Centre, this spacious three bedroom semi detached home offers a fantastic opportunity for those looking to modernise and add value.

The accommodation briefly comprises a welcoming entrance hallway with useful storage, a generously sized bay fronted lounge featuring a gas fireplace, and a separate dining room leading into the kitchen, which is fitted with a range of units and includes a convenient ground floor WC.

Upstairs, the property offers a large master bedroom, a second double bedroom, and a versatile third bedroom that could serve as a home office. The family bathroom is fitted with a three piece suite and includes an electric shower over the bath.

Externally, the property benefits from a mature front garden and a good sized rear garden —ideal for outdoor enjoyment and further landscaping.

This property represents an exciting renovation project in a prime location

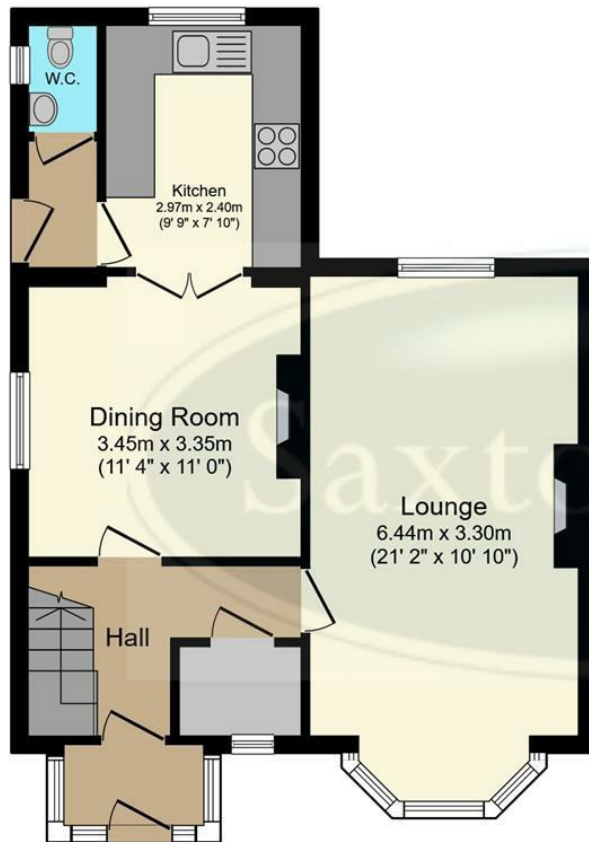
Important Note Regarding Condition

Please be advised that the property has been found to have dry rot present. This is a serious issue that will require assessment and remedial work by a suitably qualified specialist. Prospective buyers are strongly encouraged to seek expert advice before proceeding. Please also note that the presence of dry rot may affect the property's suitability for mortgage lending and insurance.



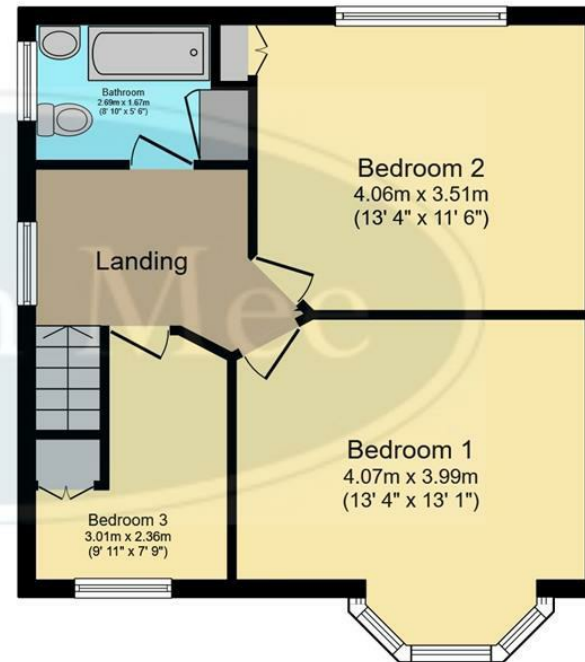
- Sought After Location Close To Norfolk Heritage Park
- Excellent Access To The City
- In need of refurbishment - Has confirmed dry rot.
- Three Bedrooms
- Kitchen with a range of units and ground-floor WC
- Bay-fronted lounge with gas fireplace and separate dining room
- Council Tax: B
- Tenure: Freehold
- Internal Viewing Highly Recommended
- Viewings Via Banner Cross Branch





Ground Floor

Floor area 51.7 sq.m. (556 sq.ft.)



First Floor

Floor area 47.4 sq.m. (510 sq.ft.)

Total floor area: 99.1 sq.m. (1,066 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 misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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