









welcome to

Norton Lane, Sheffield

GUIDE PRICE £340,000 - £350,000A beautiful semi-detached family home located in the popular S8 postcode. With three good-size bedrooms, a large rear garden and garage. This fantastic opportunity is not to be missed!!













Entrance Porch

Upvc door.

Lounge

13' 9" x 10' 5" (4.19m x 3.17m) Electric fireplace, GCH radiator, south facing window.

Dining Room

Electric fireplace, GCH radiator, front facing window.

Kitchen

 $10'\ 2"\ x\ 10'\ 8"\ (\ 3.10m\ x\ 3.25m\)$ Combi boiler, integrated dish washer and washer, fridge freezer in pantry.

Conservatory/Sun Room

9' 1" x 7' (2.77m x 2.13m) Juliet doors

Landing

Side facing windows

Bedroom One

12' 11" x 11' 7" (3.94m x 3.53m) GCH radiator, double glazed bay windows, built in wardrobe and dresser.

Bedroom Two

 $11' 6" \times 10' 3" (3.51m \times 3.12m)$ GCH radiator, rear facing windows, built in wardrobe.

Bedroom Three

8' 5" x 7' 11" (2.57m x 2.41m) Front facing windows, GCH radiator, Bulk head.

Separate W/C Bathroom

Rear facing window, bath with walk in shower, sink basin. Spotlights and , towel radiator

Loft Space

not boarded and partly insulated.





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- *** GUIDE PRICE £340,000-£350,000***
- THREE BEDROOM SEMI-DETACHED HOME
- DINING ROOM & CONSERVATORY/SUN ROOM
- **DRIVEWAY & GARAGE**
- LARGE REAR GARDEN

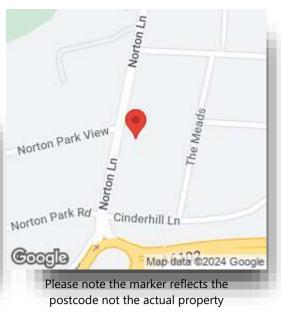
Tenure: Freehold EPC Rating: Awaited

£340,000









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Property Ref: SBC107077 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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