



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

75 Norton Lees Crescent, Norton Lees, Sheffield, S8 8SQ

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## £375,000

Welcome to Norton Lees Crescent, Sheffield - a charming location that could be the perfect setting for your new home! This delightful three-bedroom detached house offers a blend of character and modern living.

As you step inside the entrance hall there is a useful cloakroom/w.c., you are then greeted by two reception rooms that provide ample space for entertaining or relaxing with your loved ones. The quality kitchen is sure to impress offering a perfect setting to whip up culinary delights.

The luxury four piece bathroom adds a touch of elegance to this property, providing a tranquil space to unwind after a long day. With three bedrooms, there is plenty of room for a growing family or for guests to stay over comfortably.

Situated in a great location, you'll find yourself in a friendly neighbourhood with easy access to local amenities, schools, shops and transport links. The landscaped garden is a gem, offering a private oasis where you can enjoy the outdoors or host gatherings with friends and family.

### GENERAL REMARKS

#### TENURE

This property is Freehold.

#### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

#### VACANT POSSESSION

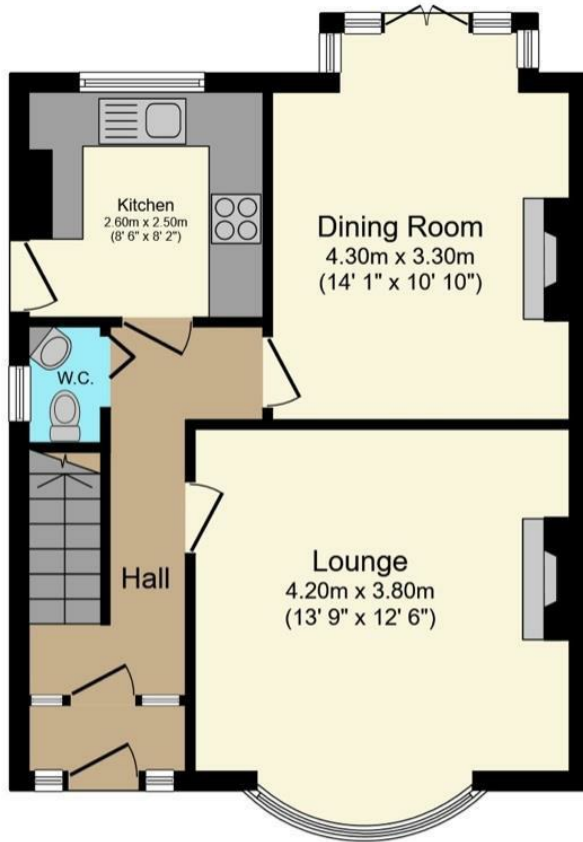
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

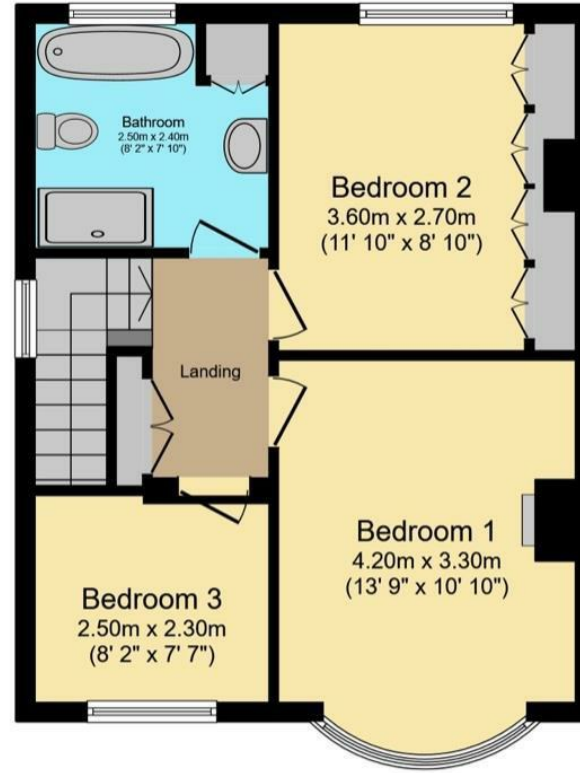
Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
sheffieldwoodseats@hunters.com | www.hunters.com





### Ground Floor

Floor area 47.6 m<sup>2</sup> (513 sq.ft.) approx

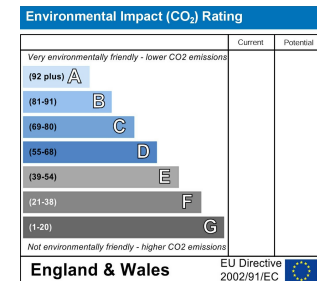
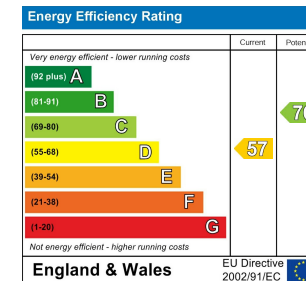


### First Floor


Floor area 46.1 m<sup>2</sup> (496 sq.ft.) approx

Total floor area 93.7 m<sup>2</sup> (1,009 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















