



HUNTERS[®]
HERE TO GET *you* THERE

39 Brindley Crescent, Norton Lees, Sheffield, S8 8PZ

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£200,000

Welcome to this charming three-bedroom townhouse located on Brindley Crescent in the desirable Norton Lees area of Sheffield. As you step into this lovely property, you are greeted by a fabulous dining kitchen, perfect for hosting family gatherings or entertaining friends. The dining kitchen flows through into the living area which has a large sliding patio door, as with the rest of the house the lounge is neutrally decorated, providing a blank canvas for you to add your personal touch and make it truly your own.

The entrance hall has stairs to the first floor and cloakroom/w.c. There is a useful under stairs area which provide additional storage or workspace . The first floor has three bedrooms, and a modern bathroom. This property offers ample space for comfortable living.

The enclosed rear garden has a timber shed/workshop providing outdoor space for relaxation or pursuing hobbies.

Whether you are looking for a new family home or a place to start your property journey, this house offers great potential. Don't miss the opportunity to make this house your home and create lasting memories in this wonderful property on Brindley Crescent.

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 A.

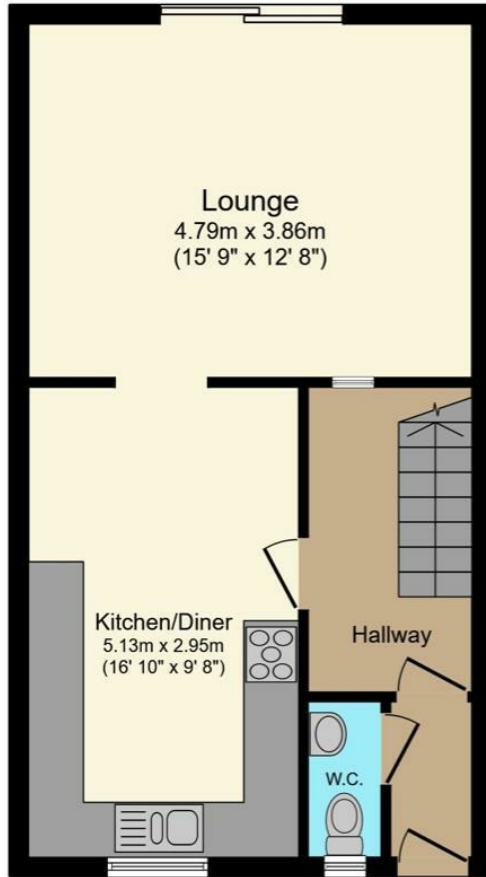
VACANT POSSESSION

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

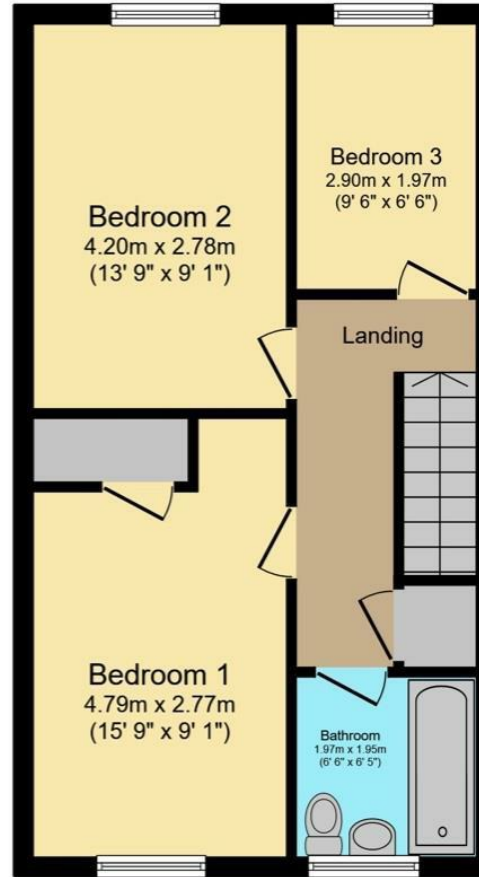
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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Ground Floor

Floor area 44.0 m² (474 sq.ft.) approx

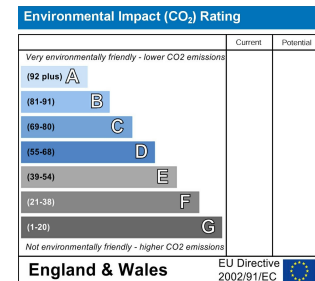
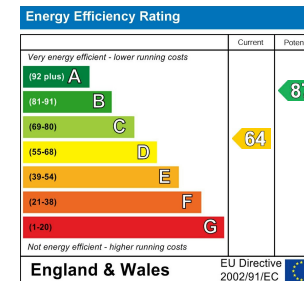


First Floor


Floor area 44.0 m² (474 sq.ft.) approx

Total floor area 88.0 m² (947 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) A		
(81-91) B		87
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.









