



HUNTERS  
FOR SALE

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HERE TO GET *you* THERE

21 Brocklehurst Avenue, Norton, Sheffield, S8 8JF

# 21 Brocklehurst Avenue, Norton, Sheffield, S8 8JF

## £360,000

Nestled in the charming Brocklehurst Avenue of Norton, Sheffield, this delightful 1950s three bedroom semi-detached house is a true gem, as you step into the inviting entrance hall, you'll be greeted by the warmth and character that this property exudes.

Boasting two reception rooms, this home offers ample space for entertaining guests or simply relaxing with your loved ones. The front facing bay windows in the dining room and master bedroom flood the rooms with natural light, creating a bright and airy atmosphere that is simply inviting.

Outside, the landscaped garden provides a tranquil retreat where you can unwind after a long day. The off-road parking and driveway are convenient features that add to the appeal of this lovely home, ensuring that you never have to worry about finding a parking spot. To the end of the drive is a detached garage for additional storage.

Whether you're looking for a place to call home or an investment opportunity, this three-bedroom semi-detached house has the potential to fulfill your dreams. Don't miss out on the chance to make this property your own and create lasting memories in a truly special place.

### 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.

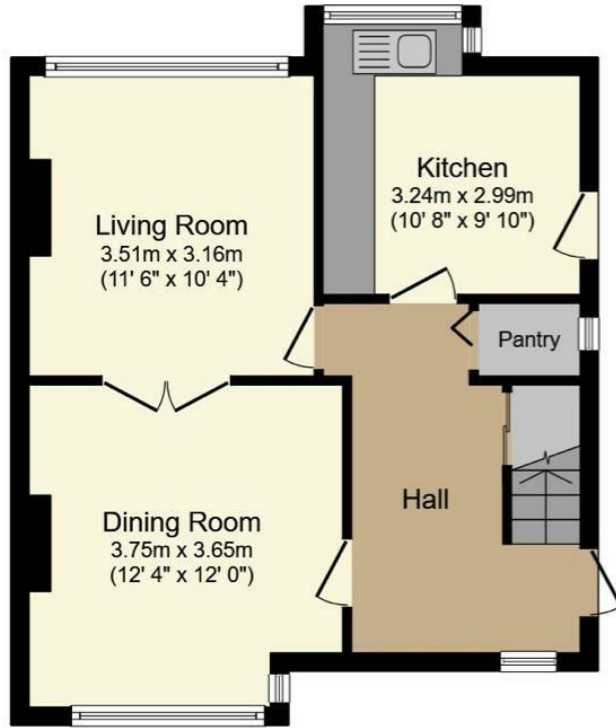
#### VACANT POSSESSION

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

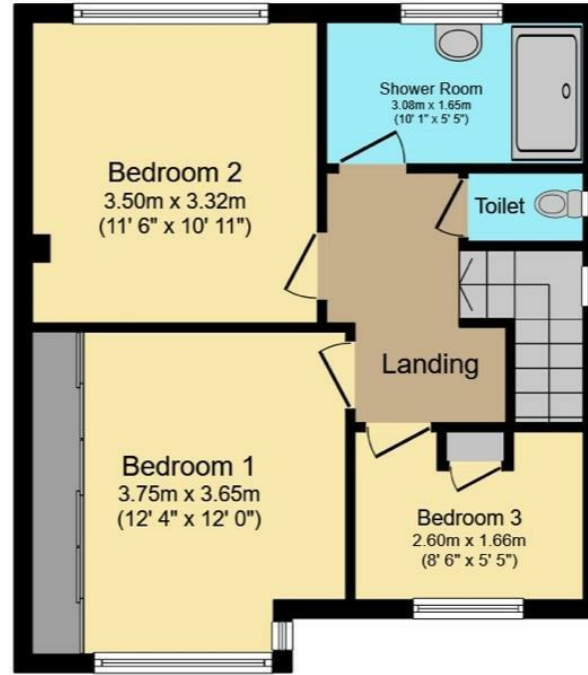
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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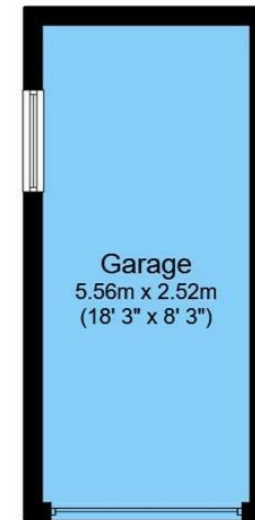
### Ground Floor

Floor area 45.8 m<sup>2</sup> (493 sq.ft.) approx



### First Floor

Floor area 44.8 m<sup>2</sup> (483 sq.ft.) approx

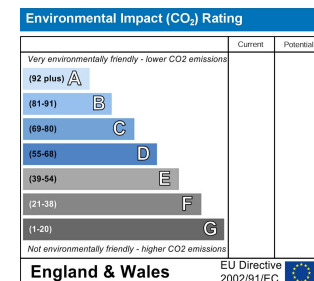
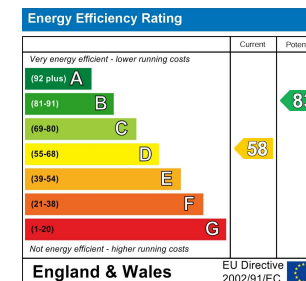


### Garage


Floor area 13.5 m<sup>2</sup> (145 sq.ft.) approx

Total floor area 104.1 m<sup>2</sup> (1,121 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](http://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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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.











