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9 Norton Mews, Norton, Sheffield, S8 8HN

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£425,000

Nestled in the charming area of Norton Mews, this delightful four-bedroom detached house offers a perfect blend of modern living and comfort. Built in the mid 1990's, the property boasts a contemporary design that is both inviting and functional.

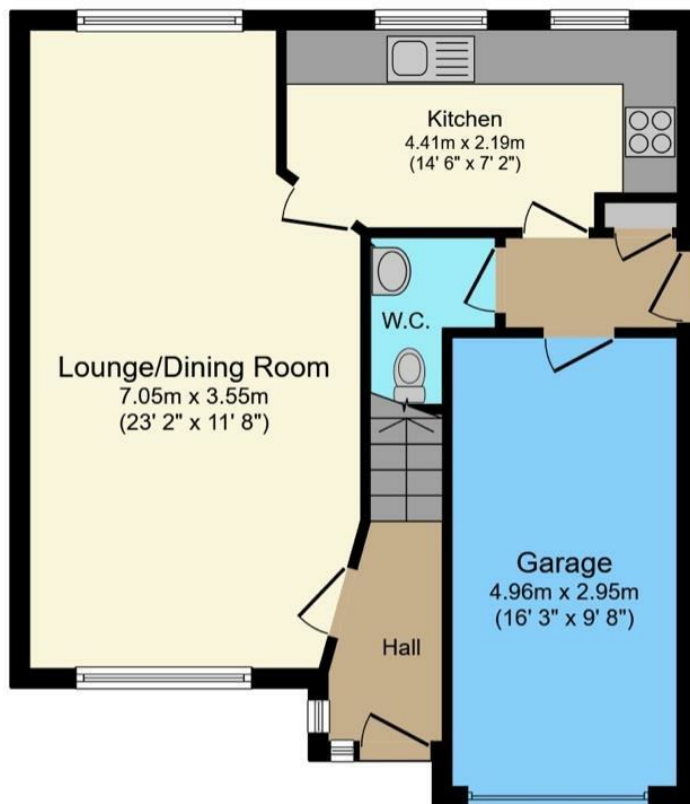
Upon entering, you are greeted by a spacious open-plan living and dining room, ideal for both entertaining guests and enjoying family time. The well-appointed dining kitchen provides a seamless flow, making meal preparation a pleasure. The ground floor also features a convenient W.C., adding to the practicality of the layout.

The property is neutrally decorated throughout, allowing you to easily personalise the space to suit your taste. With four generously sized bedrooms, there is ample room for family members or guests, ensuring everyone has their own private sanctuary. The two bathrooms provide essential facilities, catering to the needs of a busy household.

For those with vehicles, the property offers off-road parking for two cars, along with an integrated garage, providing both convenience and security.

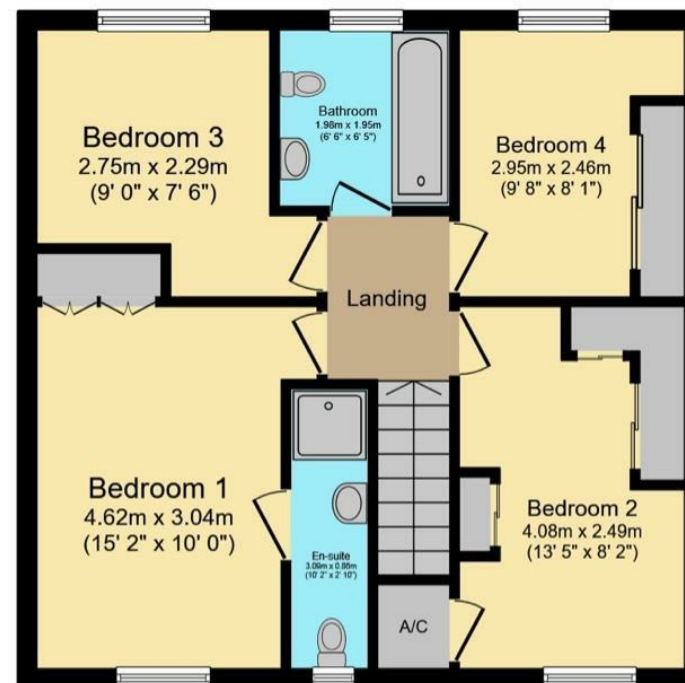
This home is not just a place to live; it is a lifestyle choice, situated in a desirable location that combines tranquillity with accessibility. Whether you are looking for a family home or a spacious retreat, this property is sure to impress. Do not miss the opportunity to make this lovely house your new home.

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



Ground Floor

Floor area 54.7 m² (589 sq.ft.) approx



First Floor

Floor area 50.4 m² (542 sq.ft.) approx

Total floor area 105.1 m² (1,132 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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 84 |
| | 69 | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

General Remarks
GENERAL REMARKS

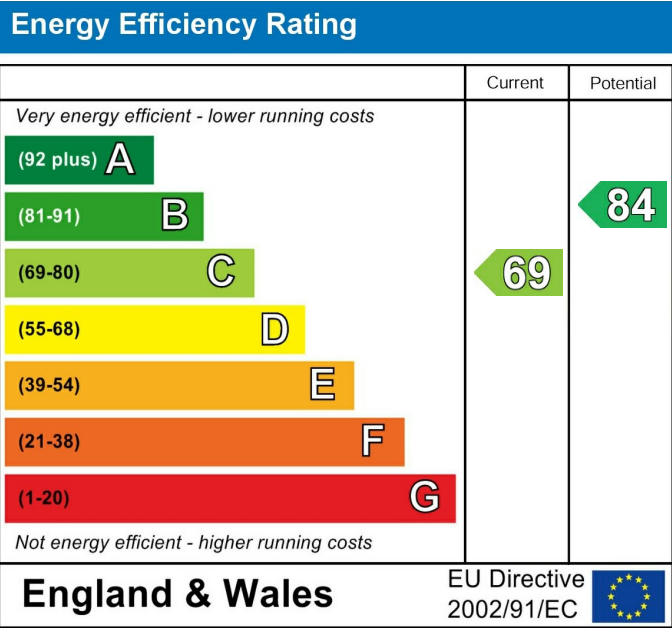
TENURE
This property is long Leasehold with a term of 125 years from 03/01/1996 at a ground rent of £18 per annum.

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

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.



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.





