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55 Colwick Way, Norton Lees, Sheffield, S8 8LS

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£325,000

Nestled in the desirable area of Norton Lees, this modern three-bedroom townhouse offers a perfect blend of comfort and modern living. Situated on the edge of a well-established estate, the property boasts a welcoming atmosphere and is ideal for families or professionals seeking a peaceful retreat.

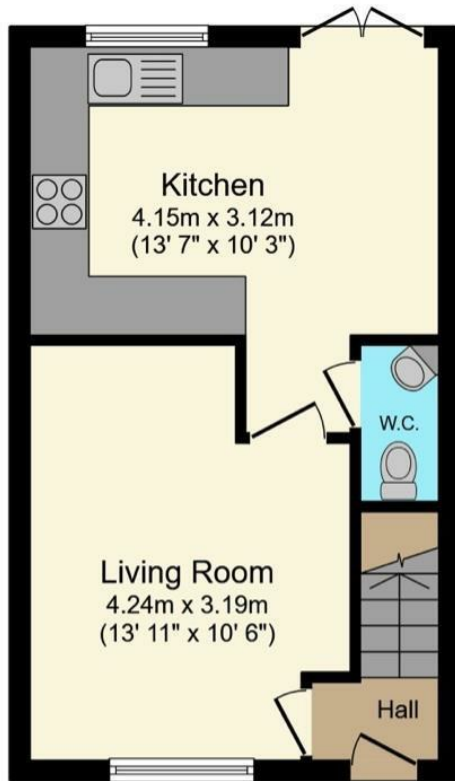
Upon entering, you will find a spacious reception room that provides a warm and inviting space for relaxation and entertainment. The open-plan dining kitchen is a standout feature, designed to cater to both culinary enthusiasts and social gatherings. This area is complemented by a convenient ground floor W.C., enhancing the practicality of the home.

The townhouse comprises three bedrooms, providing ample space for family members or guests. The two bathrooms ensure that morning routines are effortless, making this home both functional and comfortable.

Outside, the property benefits from side-by-side parking for two vehicles to the front, a valuable asset in today's busy world. The level and enclosed rear garden offers a private outdoor space, perfect for children to play or for hosting summer barbecues with friends and family.

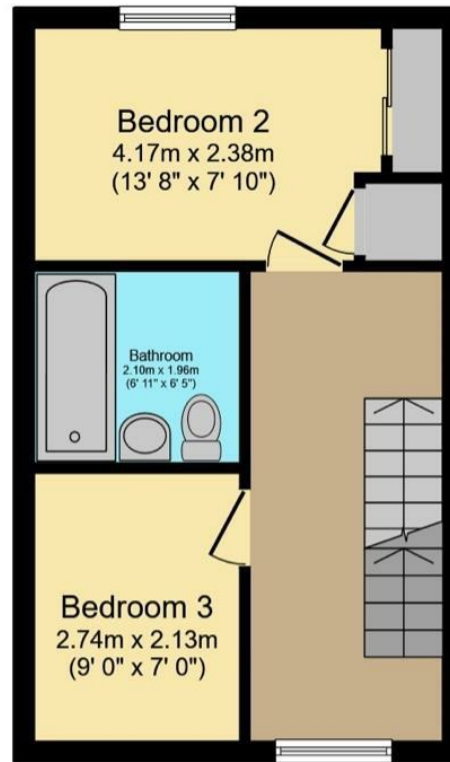
This delightful townhouse on Colwick Way is not just a house; it is a place where memories can be made. With its excellent location and thoughtful design, it presents an outstanding opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely property your new home.

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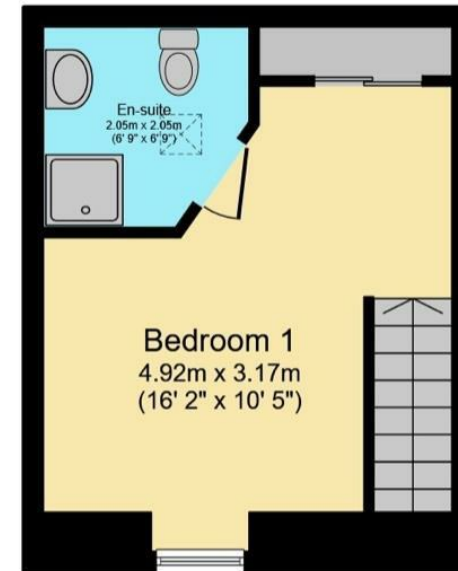
Ground Floor

Floor area 30.4 sq.m. (327 sq.ft.) approx



First Floor

Floor area 30.4 sq.m. (327 sq.ft.) approx



Second Floor

Floor area 22.3 sq.m. (240 sq.ft.) approx

Total floor area 83.0 sq.m. (894 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		97
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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		
England & Wales EU Directive 2002/91/EC		

General Remarks
GENERAL REMARKS

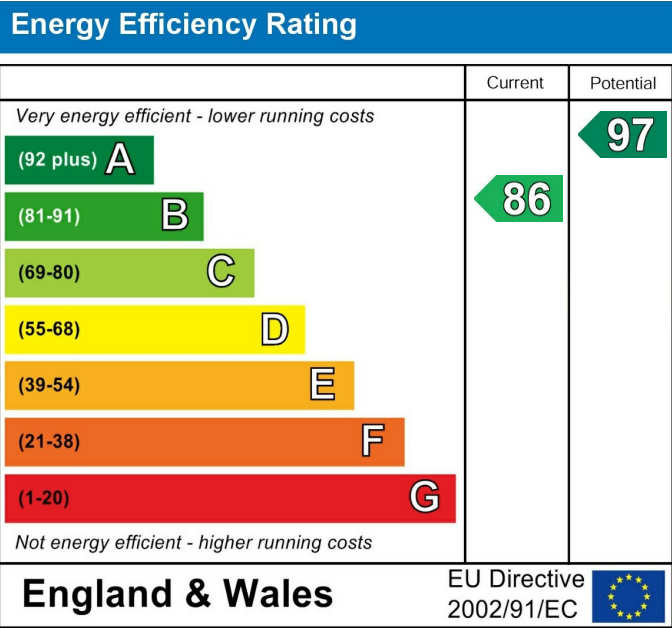
TENURE
This property is Freehold.

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.



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.



