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HERE TO GET *you* THERE

5 Norton Lane, Norton, Sheffield, S8 8GW

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£375,000

Nestled in the charming area of Norton, this semi-detached house offers a delightful blend of modern living and classic character. Built in the 1930's, the property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining.

The home comprises three well-proportioned bedrooms, plus a versatile study that can easily adapt to your needs, but currently used as a home office. The modern four-piece bathroom is designed with both style and functionality in mind, ensuring a comfortable experience for all residents.

One of the standout features of this property is the generous off-road parking, accommodating up to four vehicles, along with a garage for additional storage or secure parking. To the rear is a delightful level and enclosed garden with patio seating area and lawn. This is a rare find in such a desirable location.

The surrounding area is known for its fantastic amenities, including local shops, schools, and parks, making it an ideal choice for families and professionals alike. With its blend of modern conveniences and a welcoming community atmosphere, this home on Norton Lane is a perfect opportunity for those seeking a comfortable and stylish living space in Sheffield. Don't miss the chance to make this lovely property your own.

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.

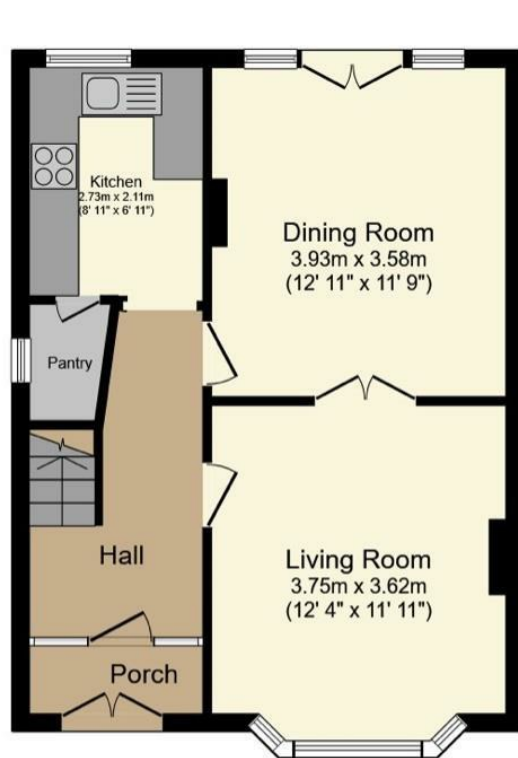
VACANT POSSESSION

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

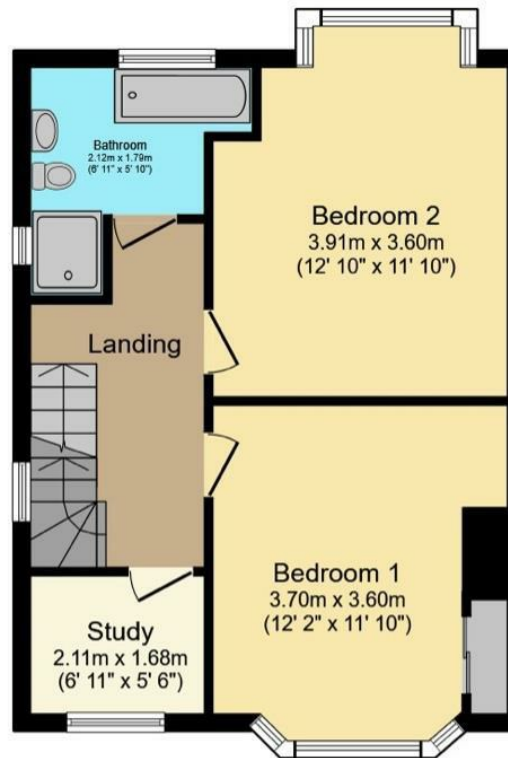
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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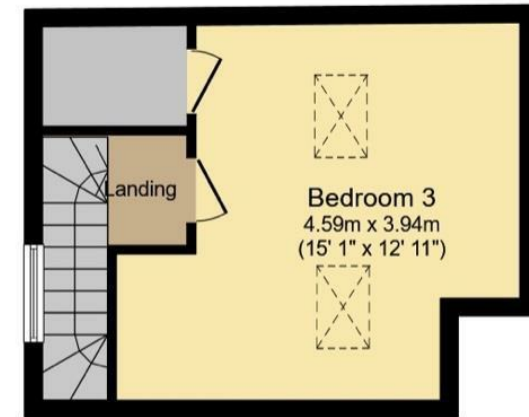
Ground Floor

Floor area 46.1 m² (496 sq.ft.) approx



First Floor

Floor area 47.0 m² (506 sq.ft.) approx

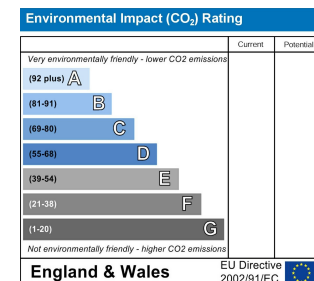
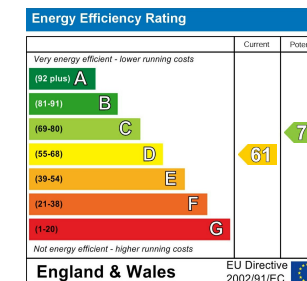


Second Floor

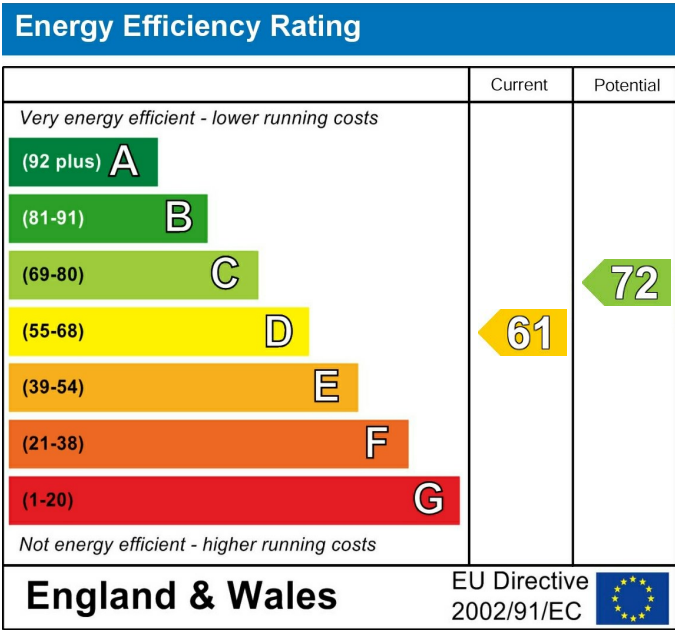
Floor area 25.3 m² (272 sq.ft.) approx

Total floor area 118.4 m² (1,275 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



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.

