





108 Henley Avenue

Sheffield • South Yorkshire • S8 8JJ

£400,000

Guide Price £400,000 to £425,000 Offering fabulous potential is this 3 / 4 double bedroom, Art Deco detached family home, occupying a larger than average plot in Norton S8. This family home offers enormous potential and benefits from uPVC double glazing, gas central heating, ample off-street parking, two garages and a beautifully maintained enclosed garden to the rear. NO CHAIN. In brief the accommodation comprises. Part glazed door to the Hallway with understairs study space with side facing window. Lounge with rear facing Box style uPVC bay window with a pleasant aspect over the rear garden, feature gas fireplace. Dining room / Sitting room with a front facing uPVC window and feature brick fire surround with 'open' fire. Breakfast/Kitchen fitted with a range of 'Shaker' style wall and base units, space for gas cooker, tumble dryer and fridge freezer all to be included in the sale, further space for a washing machine. Side uPVC door to a covered side access, pantry. Upstairs are 3 generous double bedrooms, from the second bedroom a 4th double bedroom is accessed which could easily be split off access with a stud wall or create a superb Master suite with en suite and dressing area. Family bathroom. From the landing a staircase rises to the roof terrace. Outside to the front is a driveway, attached single garage with a further garage to the rear. Beautifully maintained larger than average rear garden laid predominantly to lawn with well maintained borders and is fully enclosed by Hedging and fencing.



- Art Deco Style Detached House
- 3/4 Double Bedrooms
- Gas Central Heating
- Larger than average plot
- Effectively Extended

- In Need Of General Modernisation
- Sought After Location
- 2 Garages and Generous Parking
- Freehold
- No Chain

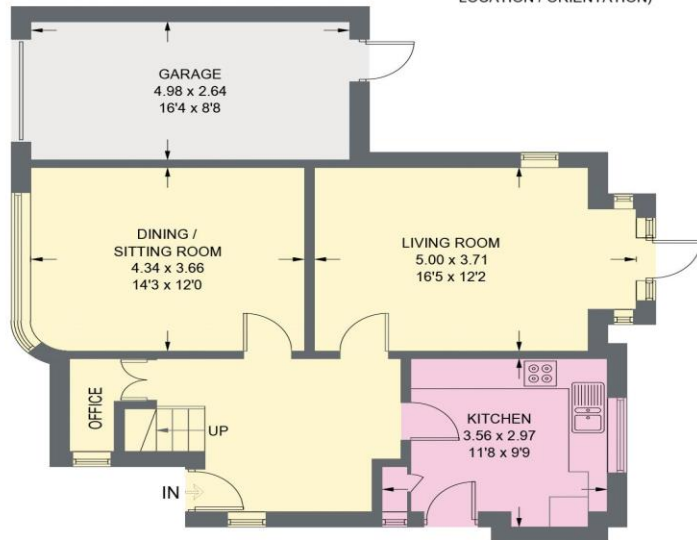
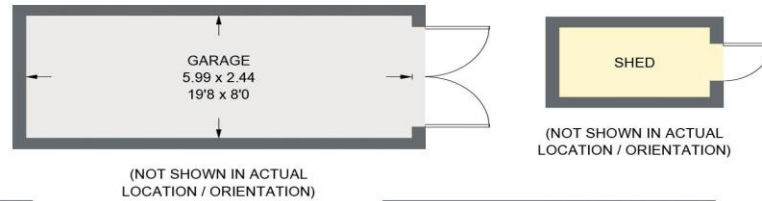
108 HENLEY AVENUE

APPROXIMATE GROSS INTERNAL AREA = 131.4 SQ M / 1414 SQ FT

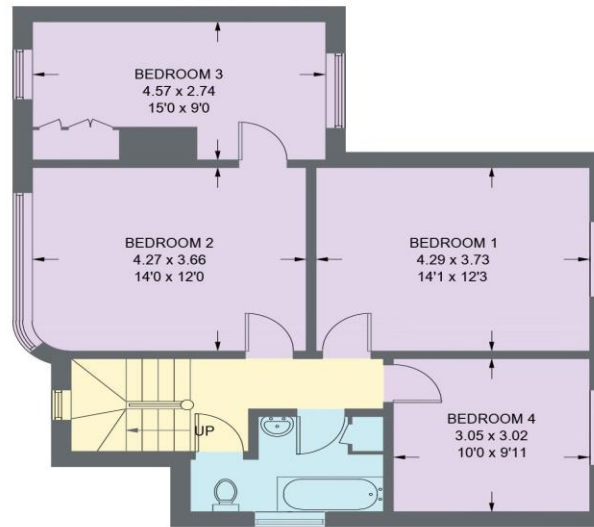
GARAGES = 28.4 SQ M / 306 SQ FT

TOTAL = 159.8 SQ M / 1720 SQ FT

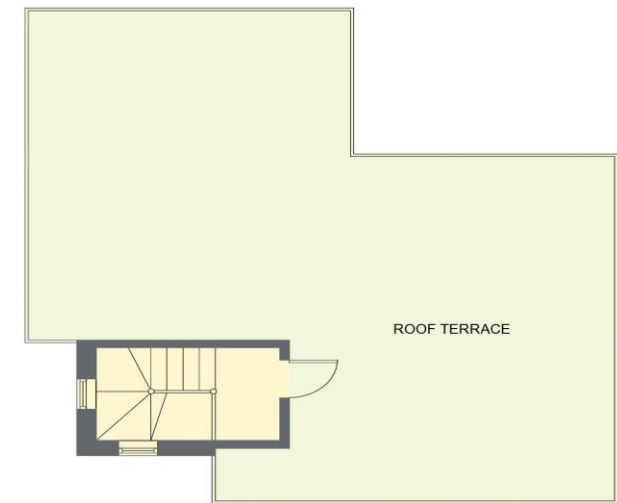
(EXCLUDING SHED)



GROUND FLOOR
57.9 SQ M / 623 SQ FT



FIRST FLOOR
68.2 SQ M / 734 SQ FT



SECOND FLOOR
5.3 SQ M / 57 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.