





## 36 Kenninghall View

Norfolk Park • Sheffield • S2 3WX

Asking Price £175,000

Located on a quiet cul de sac in Norfolk Park, S2 is a 3 bedroom detached property offering lovely views towards the city centre. Featuring 3 good sized bedrooms, generous lounge and dining kitchen overlooking the enclosed rear garden, Benefits from combination gas central heating, double glazing and driveway. Available with no onward chain. The ground floor features a generously proportioned, dual aspect lounge presented in a neutral palette and spacious dining kitchen offering French doors direct to the enclosed rear garden. The kitchen is fitted with shaker style units, contrasting worktops and brick shaped tiled splashbacks. Integrated appliances include oven, gas hob and fridge with space and plumbing for a washing machine, The first floor comprises of 3 good sized bedrooms presented with neutral walls and carpet. The bathroom is equipped with 3-piece white suite, overhead shower and modern tiling. Externally a driveway provides off street parking, leading to an enclosed rear garden laid predominantly to lawn. Norfolk Park is located close to the city centre, ideally placed for local shops and amenities, universities, hospitals, recreational facilities and transport links including Sheffield train station.



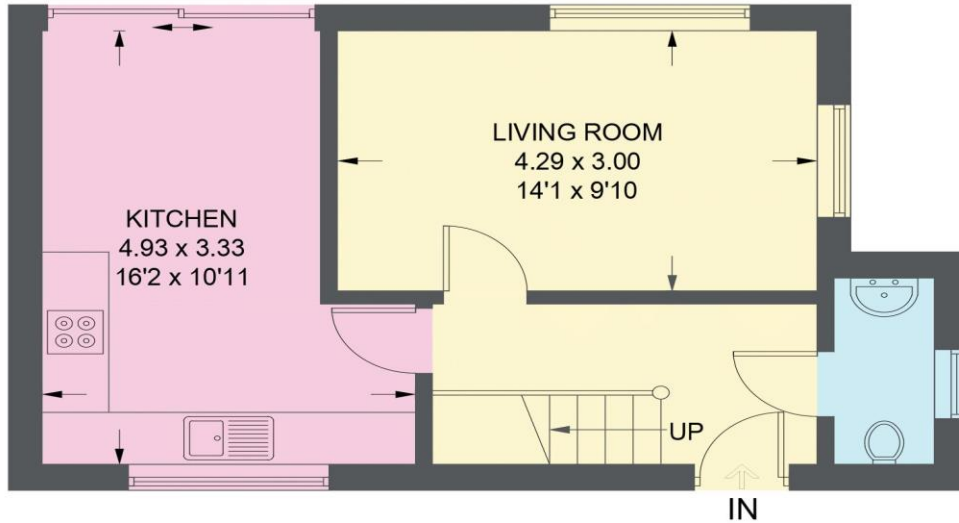
- Detached Property in Norfolk Park, S2
- 3 Good Sized Bedrooms
- Spacious Dining Kitchen
- Modern White Bathroom Suite
- Excellent Transport Links

- Combination Boiler & Double Glazing
- Enclosed Rear Garden
- Driveway Offering Off Street Parking
- EPC Rating C
- Council Tax Band C

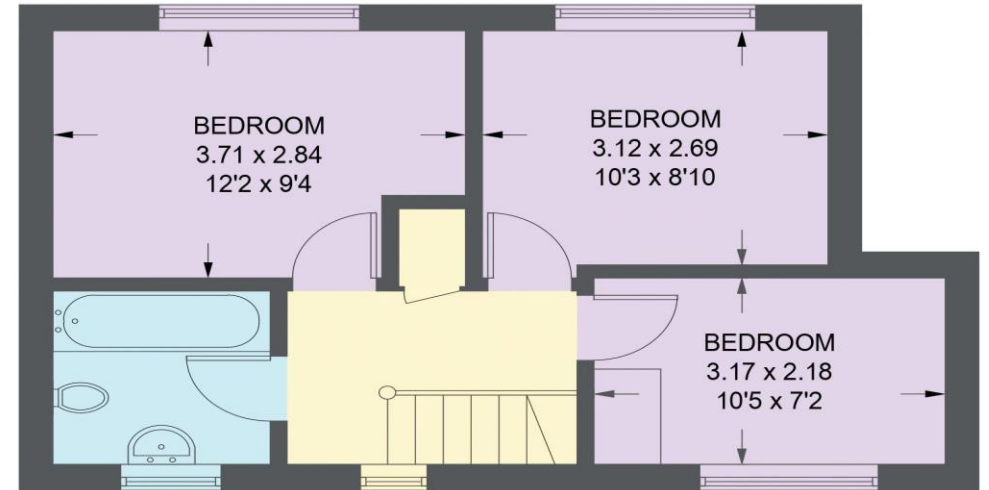


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APPROXIMATE GROSS INTERNAL AREA = 74.5 SQ M / 802 SQ FT



**GROUND FLOOR = 37.5 SQ M / 404 SQ FT**



**FIRST FLOOR = 37.0 SQ M / 398 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.