





17 Brimmesfield Drive

Norfolk Park • Sheffield • S2 2NA

Asking Price £100,000

Deceptively spacious 3-bedroom townhouse located in Norfolk Park, S2 featuring enclosed front and rear gardens. In need of general improvements, this property offers fabulous potential. Features combination gas central heating and available with no onward chain. The ground floor provides a dual aspect, spacious living area completed by sliding patio door to the rear providing direct access to the garden. The kitchen is fitted with a range of units, integrated oven, gas hob and space with plumbing for further freestanding appliances. Also on the ground level is a fully tiled wet room, offering WC and shower. The first-floor features 3 good sized bedrooms and bathroom equipped with 3-piece white suite, partially tiled. Externally are enclosed front and rear gardens, filled with established planting and stone patio. Brimmesfield Drive is well-placed for local shops and amenities, schools, recreational facilities and access to the city centre, train station, motorway, Sheffield Hallam University, and the Peak District.



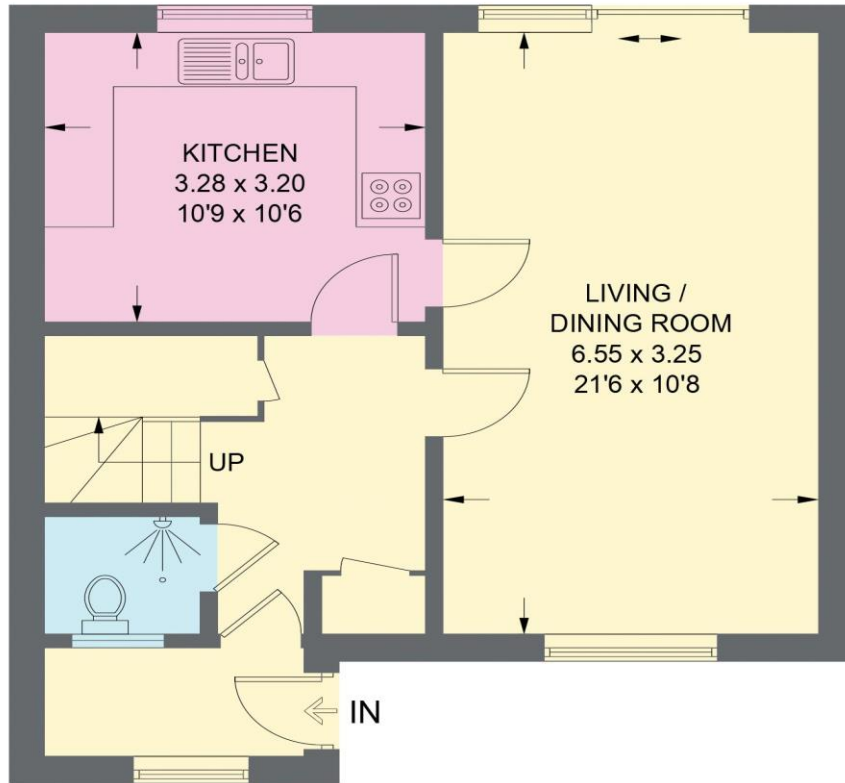
- 3 Bedroom Townhouse in S2
- Deceptively Spacious
- 3 Good Sized Bedrooms
- Dual Aspect Living Area with Patio Doors
- Bathroom & Wet Room

- Front & Rear Established Gardens
- No Onward Chain
- Tenure TBC
- EPC Rating TBC
- Council Tax Band A

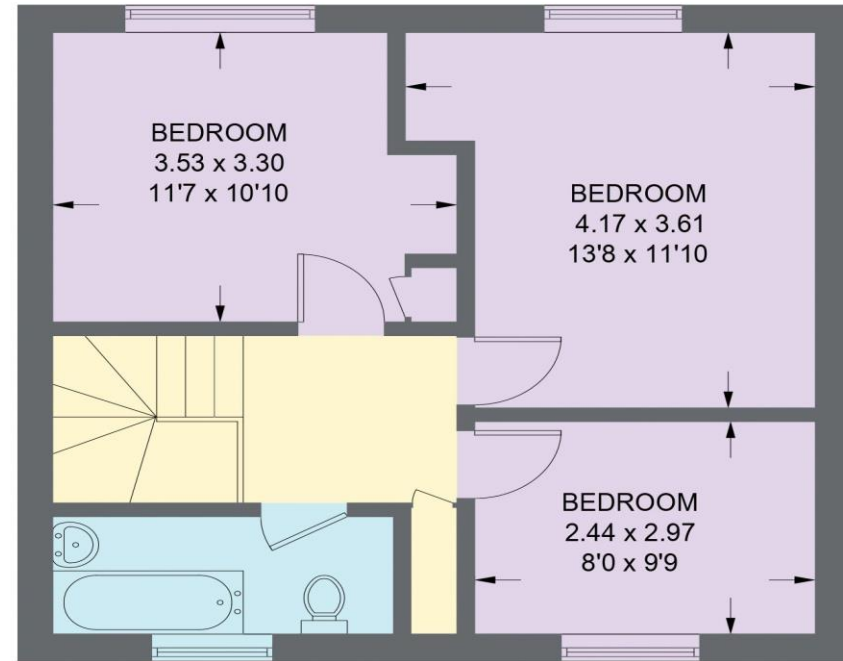


17 BRIMMESFIELD DRIVE

APPROXIMATE GROSS INTERNAL AREA = 91.8 SQ M / 987 SQ FT



GROUND FLOOR
47.9 SQ M / 515 SQ FT



FIRST FLOOR
43.9 SQ M / 472 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.