







73 Thorpe House Avenue

Norton Lees • Sheffield • S8 9NH

Guide Price £240,000 - £260,000

A superb 3 bedroom semi detached home enjoying a corner position in Norton Lees. The property has been beautifully decorated and appointed throughout, has uPVC double glazing, gas central heating with a combination boiler, fabulous kitchen with built-in appliances, feature fireplace with log burner, gardens to three sides including a decked entertaining terrace, driveway and lovely front views. The accommodation comprises: Entrance hallway. Living room with bay window, wooden floor and feature fireplace with log burner. Dining kitchen having a range of shaker style units complemented by oak worktops, rangemaster oven, integrated dishwasher, washing machine, fridge and freezer. The dining area has herringbone oak flooring, column radiator, store cupboard housing the boiler and French doors to the garden. First floor landing with storage cupboard. 3 bedrooms and bathroom having a white suite and electric shower. Outside there are lawns to three sides, tiered decked entertaining terrace, driveway and double access gates. Thorpe House Avenue is located close to both Meersbrook and Graves parks, Woodseats shopping parade with bars and restaurants, schools, public transport and excellent links to Sheffield city centre.





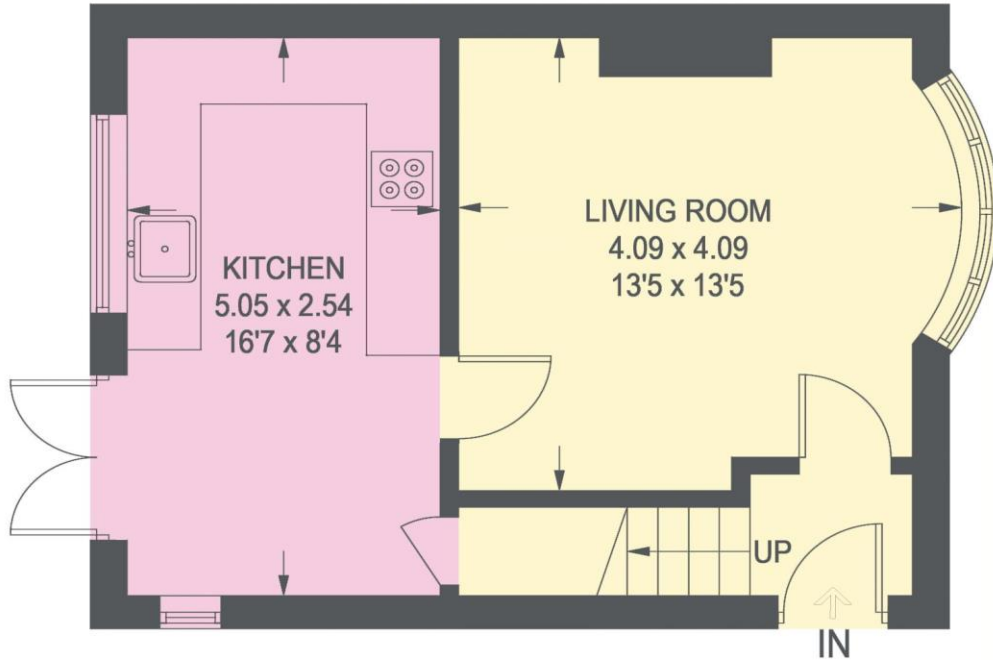
- 3 Bedroom Semi Detached
- Corner Plot With Gardens To Three Sides
- Superb Dining Kitchen
- Feature Fireplace & Log Burner
- Excellent Front Views

- Driveway & Rear Decked Terrace
- uPVC Double Glazing & Combination Boiler
- Excellent Amenities & Transport Links
- 1000 year Lease From 1932 Ground Rent £2.44pa
- Council Tax Band B & EPC Rating D

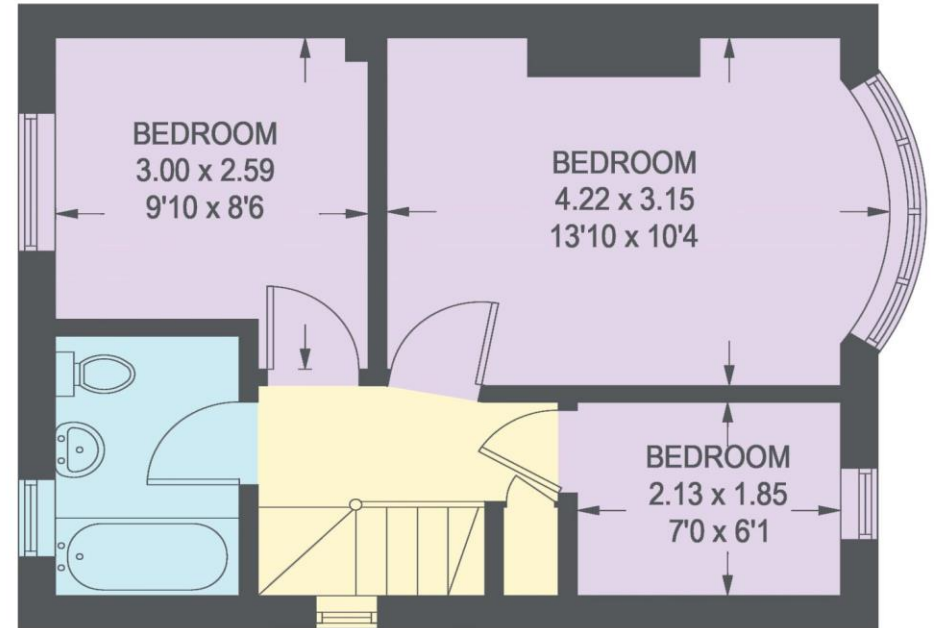


73 THORPE AVENUE

APPROXIMATE GROSS INTERNAL AREA = 66.2 SQ M / 712 SQ FT



GROUND FLOOR = 33.3 SQ M / 358 SQ FT



FIRST FLOOR = 32.9 SQ M / 354 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.

