

37 Mount View Road

Norton Lees • Sheffield • S8 8PH

Asking Price £220,000

Light and airy, well-presented 3-bedroom town house located in a popular residential area close to Graves Park. Features modern kitchen and bathroom, spacious living area with patio doors leading out onto a lovely enclosed, private rear garden. Benefits from a garage, combination gas central heating and double glazing. The property enters through a front porch housing the combination boiler providing cloakroom storage. A modern shaker style kitchen is designed in duck egg blue, topped with wood effect worktops incorporating integrated oven, gas hob and extractor offering space for further appliances. The open plan living area is complemented by sliding patio doors leading out onto a 2-tier decked terrace. Open stairs rise to the first-floor landing. The main bedroom overlooks the garden presented in warm neutral tones, with a further 2 smaller sized bedrooms. The family bathroom is a modern piece white suite offering a shower over the bath, chrome heated towel rail and contrasting tiled walls and flooring. Externally an attractive front garden prides privacy and a pleasant outlook. To the rear is a tiered decked terrace adjoining a partial lawn with garden shed, all enclosed by rustic fencing. Mount View Road is ideally placed for access to a range of local amenities including reputable local schools, pubs, Graves Park and Norton Sports Centre.





- Light & Airy Town House in Norton Lees
- Well Presented Throughout in Neutral Tones
- Modern Kitchen with Appliances
- Spacious Living Area with Patio Doors
- 3 Bedrooms & Modern Bathroom
- Close to Graves Park
- Garage Located Separately
- Enclosed Rear Garden & Decked Terrace
- Leasehold 200 years 1975 £20pa
- Council Tax Band A, EPC Rating C



37 MOUNT VIEW ROAD

APPROXIMATE GROSS INTERNAL AREA = 74.1 SQ M / 797 SQ FT

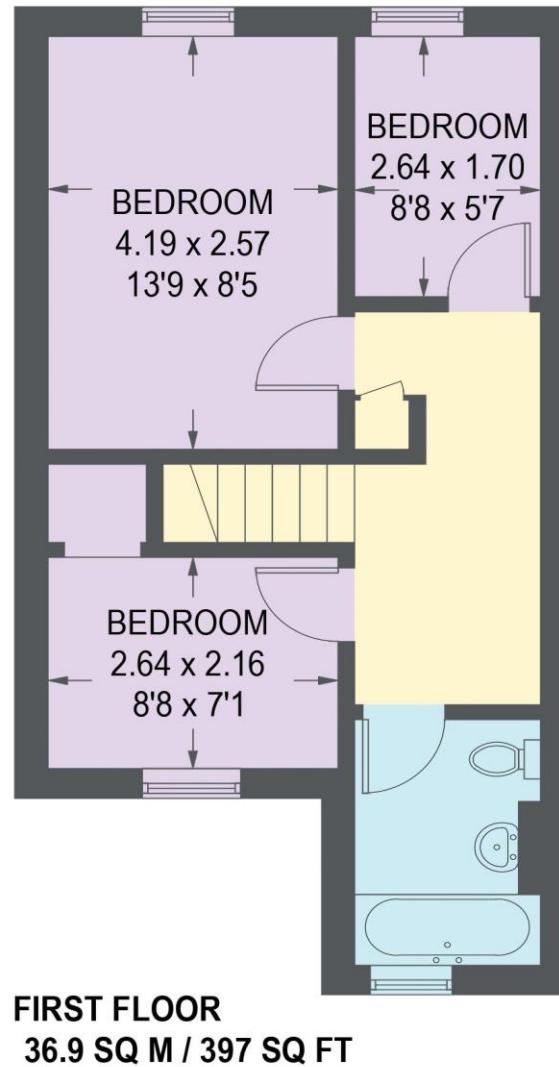
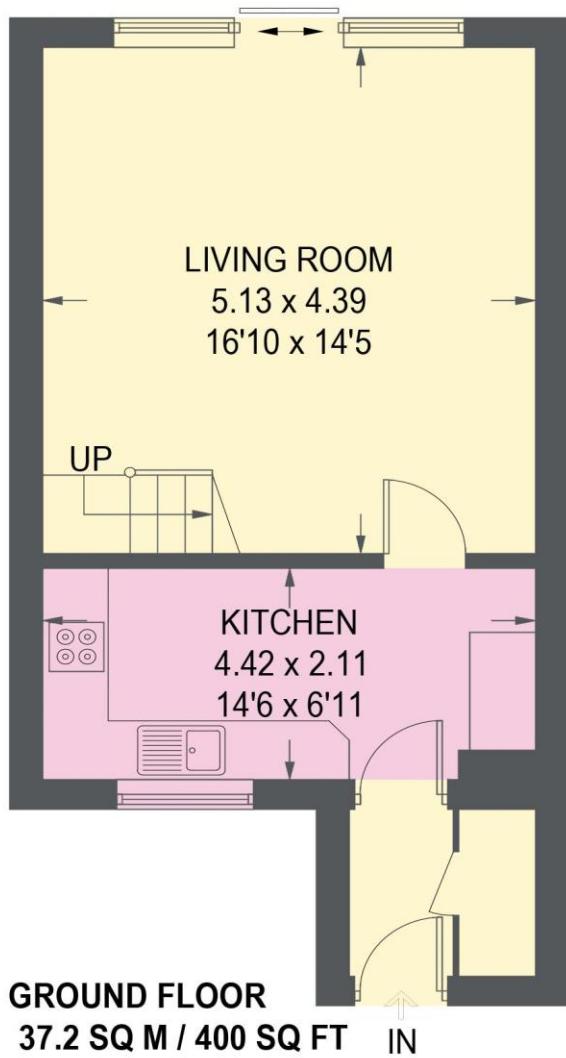


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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