

Marketing Preview



93 Normanton Spring Road, Sheffield, S13 7BA

£230,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



**** GUIDE PRICE £230,000 - £240,000 **** A unique opportunity to purchase this deceptively spacious four bedroom terraced property which is situated over three levels. Offering master bedroom with an ensuite and downstairs WC. Also having off road parking, garage and an enclosed garden which backs onto woodland. Close to great amenities, road links to Sheffield City Centre and the M1 Motorway. Perfect family home!!

SUMMARY

**** GUIDE PRICE £230,000 - £240,000 **** A unique opportunity to purchase this deceptively spacious four bedroom terraced property which is situated over three levels. Offering master bedroom with an ensuite and downstairs WC. Also having off road parking, garage and an enclosed garden which backs onto woodland. Close to great amenities, road links to Sheffield City Centre and the M1 Motorway. Perfect family home!!

HALLWAY

Enter via composite door into the welcoming hallway with feature wallpapered wall and laminate flooring. Two ceiling lights, radiator and stair rise to the first floor. Doors to bedroom four, WC and kitchen/diner.

KITCHEN/DINER 13'5" x 11'1"

Comprising of wall and base units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with a drainer and mixer tap. Under counter space for a washing machine. Double oven, hob and extractor fan. Ceiling light, radiator and bay window with patio doors to the rear. laminate flooring and storage cupboard.

BEDROOM FOUR 8'5" x 13'11"

Could be used as a bedroom, play room, snug or office with feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front.

DOWNSTAIRS WC 6'3" x 3'3"

Comprising of a pedestal sink and close coupled WC. Ceiling light, radiator and laminate flooring.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, radiator and doors to bedroom three, bathroom and lounge. A second stair rise to the second floor landing with a ceiling light, radiator and access to the loft. Cupboard housing the hot water tank and doors to the two bedrooms.

LOUNGE 13'6" x 13'1"

A good sized reception room with feature wallpapered wall, carpeted flooring and a Juliette balcony. Ceiling light, radiator and window to the front.

BATHROOM 6'5" x 7'1"

Comprising of a bath, pedestal sink and close coupled WC. Spotlighting and radiator. Part tiled walls and tiled flooring.

BEDROOM THREE 11'6" x 8'2"

A further double bedroom with feature wallpapered wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear with woodland views.

BEDROOM ONE 13'6" x 10'9"

A generous sized double bedroom with feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front. Door to the ensuite.

ENSUITE 5'6" x 7'1"

Comprising of a shower cubicle with an overhead shower, pedestal sink and close coupled WC. Spotlighting, radiator, part tiled walls and tile effect flooring.

BEDROOM TWO 6'10" x 8'2"

A further bedroom which is split into two rooms but could be converted back to one with both having painted walls and carpeted flooring. Two ceiling lights, two radiators and two windows to the rear with woodland views.

OUTSIDE

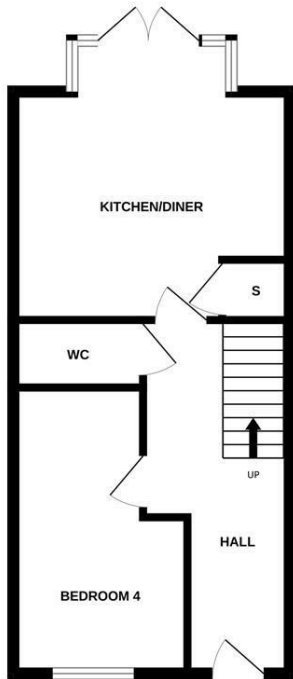
To the front of the property is a driveway and garage with power and lighting. Shrubbery and path to the front door.

To the rear of the property is an enclosed, tiered and private garden with patio area and decking area.

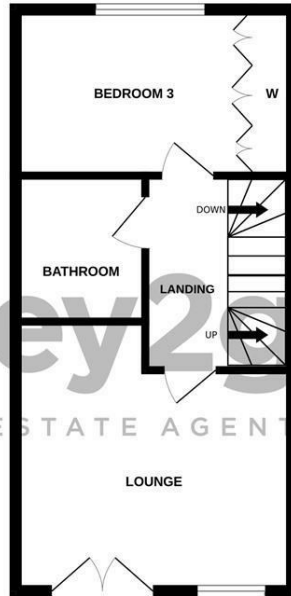
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B

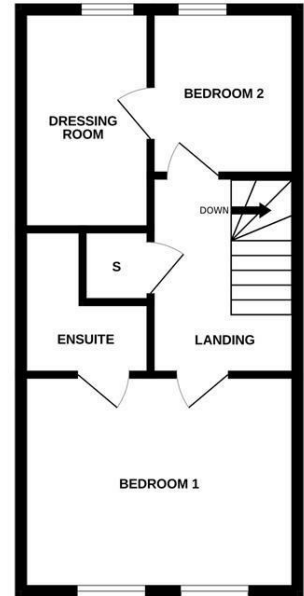
GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

