



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

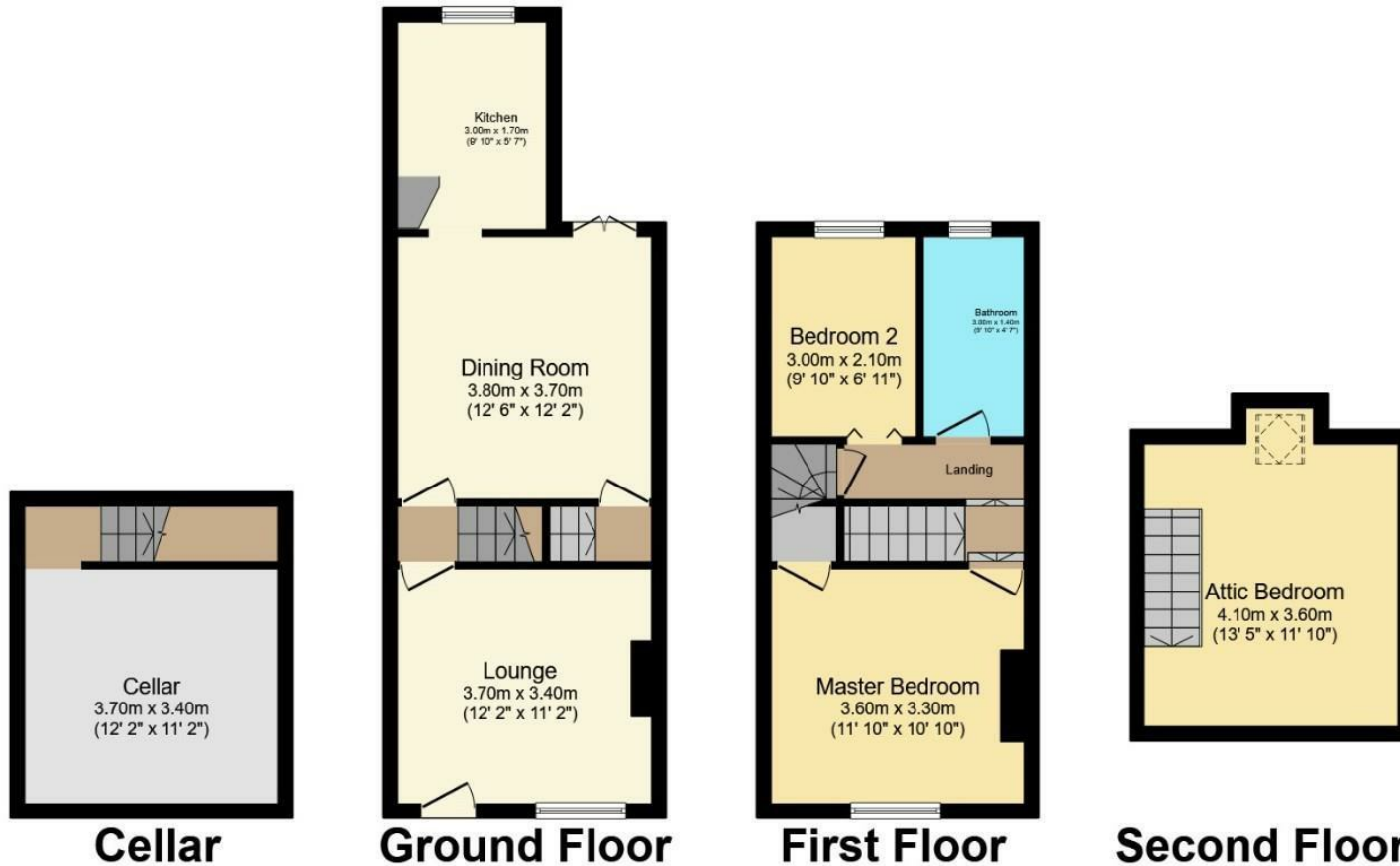
18 Norris Road, Sheffield, S6 4QS

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Offers In Excess Of £210,000

Hunters Hillsborough are delighted to market an extremely well presented three bedroom mid terrace home on a popular residential street in the heart of Hillsborough. Offering accommodation over three levels and a delightful rear garden, viewing is highly recommended. Entry via the front door into the lounge with double coving and wall mounted TV brackets. Focal point feature fire surround with a sandstone plinth with space for an electric fire. Through to the inner lobby with stairs rising to the first floor. Neutrally decorated dining room with French doors out to the garden and access to the cellar. Step down into a well planned off shot kitchen with a good range of wall and base units with wood effect work surfaces and integrated appliances including an electric oven, hob and an integrated washer/dryer. The first floor offers a relaxing master bedroom with built in storage space and spotlights. Bedroom two is a good size with views over Sheffield. Family bathroom, recently modernised with a white three piece suite comprising bath, shower over bath, W/C and sink basin. Stairs rise to the attic bedroom three with built in wardrobe space and access to eaves storage. Velux window and space for bedroom furniture. Outside the garden begins at the French doors from the dining room with raised decking creating an ideal spot for morning coffee and doubling up as storage space. Steps down to the garden with a patio area and a private fenced off space ideal for entertaining.

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Total floor area 98.1 sq.m. (1,056 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## LOCAL AREA

Ideally situated for access to Malin Bridge school and local shops. Short walk into Hillsborough with an abundance of local amenities and the Sheffield Supertram Network. Local green spaces include Hillsborough Park and Rivelin Valley Nature walks

## GENERAL REMARKS

### TENURE

This property is Leasehold with 674 years remaining - absent landlord

### RATING ASSESSMENT

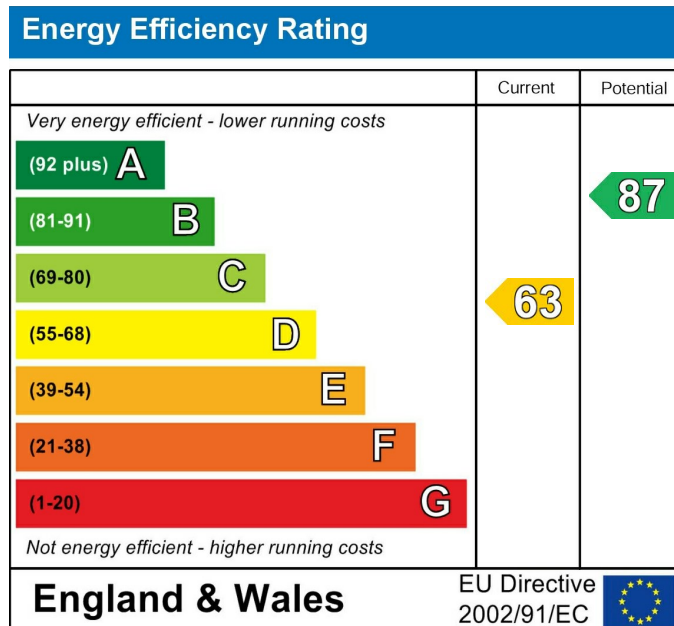
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A

### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











