



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

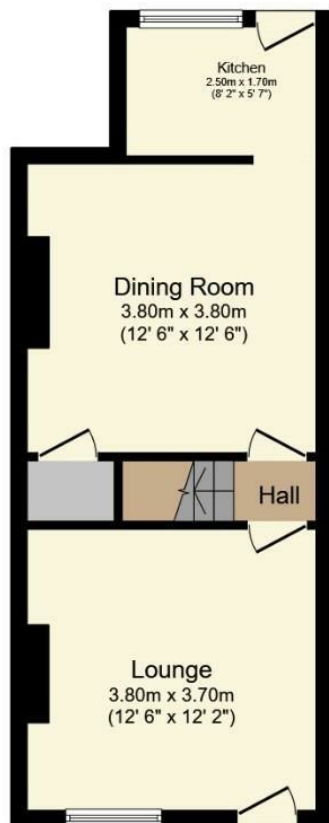
25 Norris Road, Sheffield, S6 4QR

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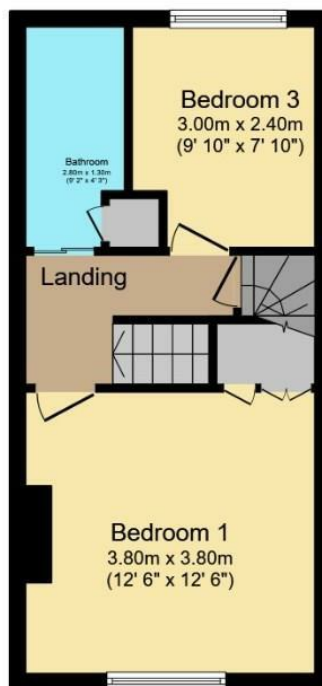
Asking Price £170,000

Hunters Hillsborough are delighted to market a 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 back door into the kitchen diner. The kitchen has a wall mounted cupboard and space for freestanding appliances. The diner is used as a family room with a wall mounted TV, electric fire and a large storage cupboard used as a larder. Through to the inner lobby with stairs rising and access to the lounge. A relaxing space, the lounge has laminate flooring and a focal point feature wall with a wall mounted electric fire. Large front facing window and door out to the front of the property. Upstairs you will find a double and a single bedroom with the family bathroom comprising a white three piece suite with bath, shower over bath, W/C and sink basin. Stairs rise to a superb attic bedroom with a Velux window and a walk in storage cupboard giving access to eaves storage. The garden is a well planned space with a patio area, artificial lawn and a raised decking, ideal for garden furniture.

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**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 91.0 sq.m. (979 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

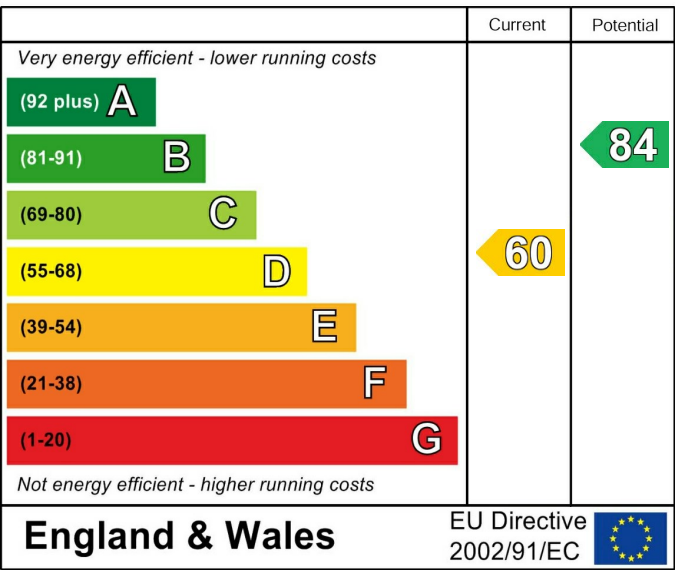
VACANT POSSESSION

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.

Energy Efficiency Rating



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.













