

# HUNTERS®

HERE TO GET *you* THERE

42 Norton Park Crescent, Sheffield, S8 8GN

Offers Over £330,000

Property Images



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## Property Images

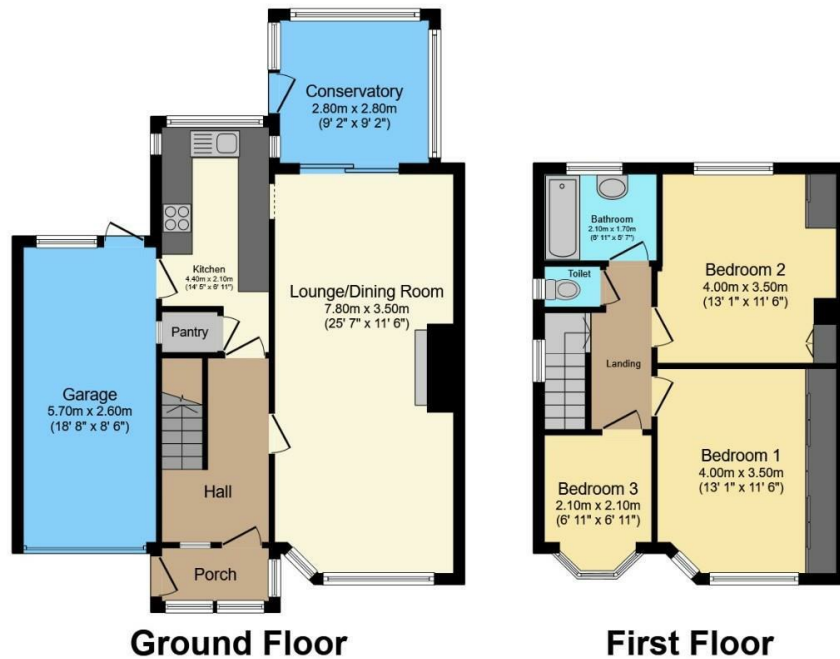


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## Property Images





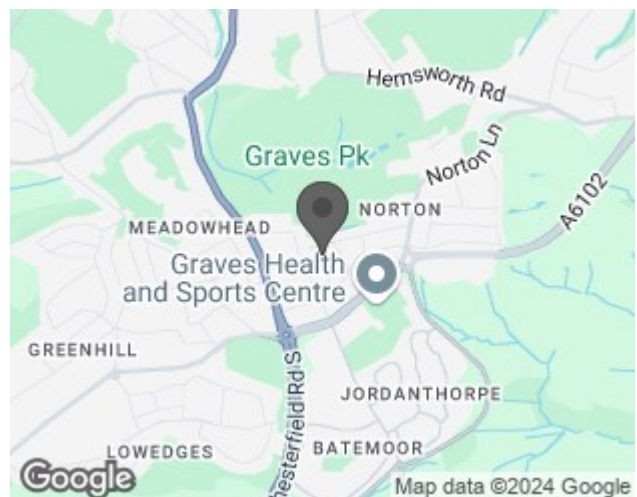
Total floor area 115.1 m<sup>2</sup> (1,239 sq.ft.) approx

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). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 0 Tenure: Freehold

## Summary

Hunters of Hunters Bar welcomes you to Norton Park Crescent, a charming semi-detached house that boasts three bedrooms, garage and conservatory perfect for a growing family or those who love to have extra space.

This well proportioned property is available with no onward chain and benefits from a conservatory and attached garage, briefly comprising; entrance porch, entrance hall with stairs to the first floor and a through room that leads to the conservatory and access to the rear garden. The kitchen has a pantry a range of wall and base units along with a courtesy door to an attached garage. and also the garden.

To the first floor is the landing, three bedrooms, bathroom and separate w.c.

Externally there is a front garden and driveway leading to the attached garage. To the rear is a patio seating area. The garden area is enclosed and level and mainly laid to lawn making it an ideal space for the family.

Norton is an increasingly popular suburb with a number of local shops/amenities close by, including the new St. James retail park. Graves park is just up the road, and there are a number of highly regarded schools in the area. Transport links are excellent, including key bus routes, and it's a great spot for those looking to commute into Sheffield centre or Chesterfield via the bypass

## Features

- No Chain
- Three bedroom Semi-detached
- Through Lounge with conservatory
- Bathroom and toilet
- Driveway and garage
- Enclosed level rear garden
- Local Amenities close by
- Highly regarded local schools
- Excellent transport links