



Normanton Grove, Sheffield

welcome to

Normanton Grove, Sheffield

Situated in this popular location, this stunning three bedroom semi-detached family home offers spacious and stylish living throughout. Benefitting from off road parking, a beautifully landscaped rear garden and an impressive open plan dining kitchen which flows seamlessly into the conservatory.



Entrance Hall

With a front facing door, a central heating radiator, side facing double glazed window and stairs to first floor.

Lounge

With a front facing double glazed bay window, feature fireplace and central heating radiator.

Dining Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with cooker hood above, an electric double oven and space for a fridge-freezer. There is splashback tiling, under unit lighting, a central heating radiator, useful storage cupboard, space for a dining table and chairs, a rear facing double glazed window and side facing door. Open plan to the garden/sitting room.

Garden / Sitting Room

With rear and side facing double glazed windows, side facing French doors and a central heating radiator.

First Floor Landing

With a side facing double glazed window.

Bedroom One

With a rear facing double glazed window and a central heating radiator.

Bedroom Two

With a front facing double glazed window, a central heating radiator and built-in wardrobes.

Bedroom Three

With a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin, bath and corner shower cubicle with shower. There is splashback tiling, a heated towel rail and two rear facing obscure double glazed windows.

Outside

To the front of the property is a low maintenance pebbled garden with shrubs and plants. There is a block paved driveway providing off road parking with side access gate. To the rear of the property there is a low maintenance garden with artificial lawn, block paved patio, store, outside lighting and raised decked patio with outdoor bar.

Outdoor Bar

With double doors, power and light. perfect for entertaining.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Normanton Grove, Sheffield

- THREE BEDROOM SEMI-DETACHED
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- OPEN PLAN LIVING DINING KITCHEN
- FRONT ASPECT LOUNGE
- CLOSE TO A HOST OF LOCAL AMINITIES AND EXCELENT TRASNPOT LINKS

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115309 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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