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74 Norton Lees Crescent, Sheffield, S8 8SR

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£300,000

Guide Price £300,000 - £325,000 Nestled in the desirable Norton Lees Crescent, this charming semi-detached house, built between 1930 and 1939, offers a perfect blend of comfort and convenience for family living. The property features three bedrooms and a modern family shower room, making it an ideal choice for those seeking a welcoming home.

Upon entering, you are greeted by a spacious entrance hall that leads to a bright and inviting living room, complete with a lovely front bay window that fills the space with natural light. The heart of the home is undoubtedly the impressive dining kitchen, which boasts a range of matching wall and base units, along with a built-in pantry, providing ample storage and workspace for culinary enthusiasts.

The first floor comprises a landing that connects to three bedrooms, with the master bedroom featuring built-in sliding mirror-fronted wardrobes, adding a touch of elegance and practicality. The family shower room is fitted with a contemporary three-piece white suite and part ceramic tiled walls, ensuring a stylish and functional space.

Externally, the property is equally appealing, with a front garden and a driveway to the side that accommodates off-road parking for two vehicles. The rear garden is a delightful South Westerly facing retreat, perfect for enjoying sunny afternoons. It features decked and patio seating areas adjacent to the house, complemented by a lawn and mature planted borders. At the end of the garden, you will find an additional deck and a timber garden shed, providing extra storage or a charming space for hobbies.

This property is ideally located close to local amenities, including shops and a primary school, making it a fantastic opportunity for families looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

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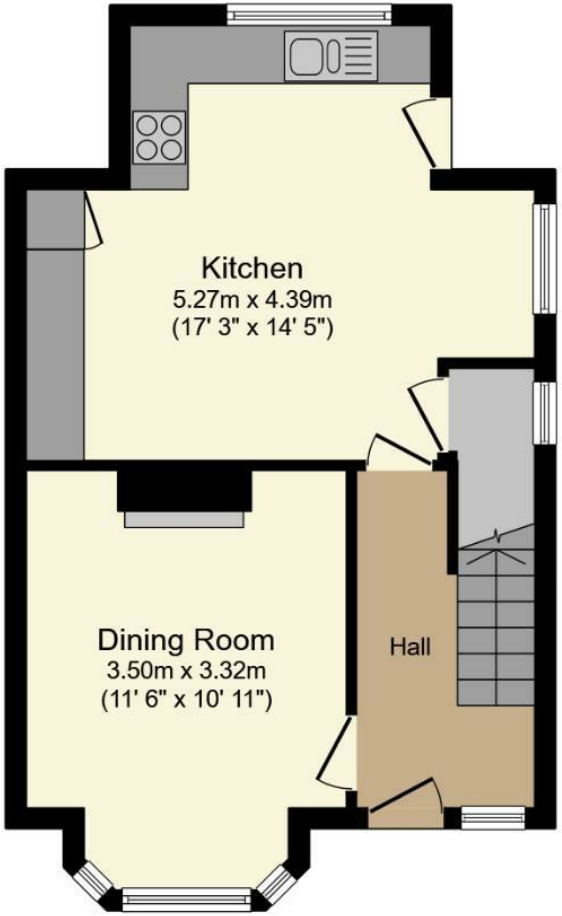
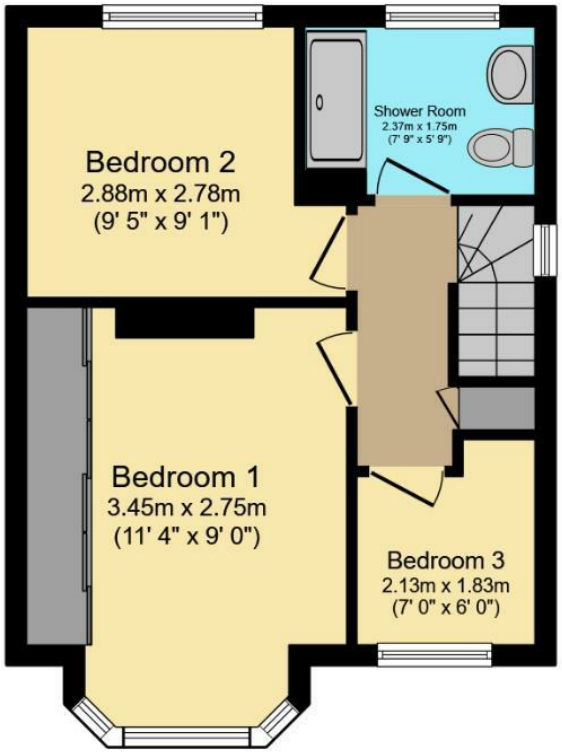


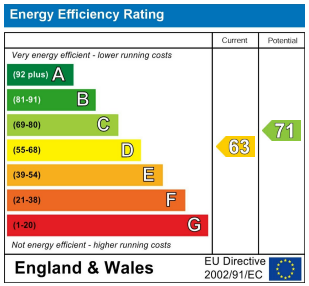
Ground Floor

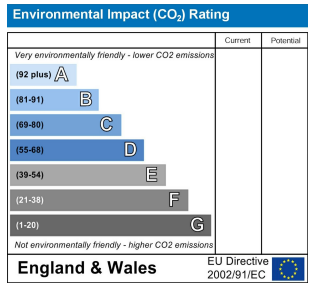


First Floor

Total floor area: 76.2 sq.m. (820 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io





General Remarks
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TENURE
This property is long Leasehold with a term of 800 years from 25 March 1936 at a ground rent of £4 per annum.

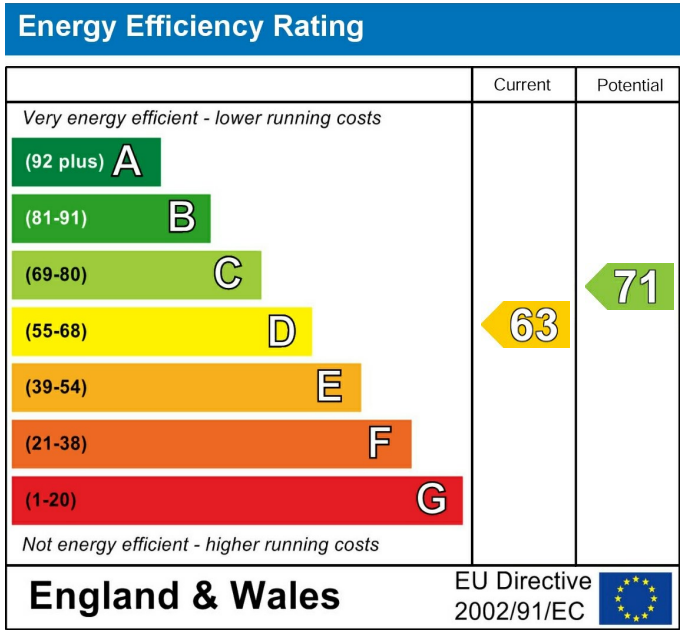
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Anti Money Laundering
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Kotini, will securely manage these checks on our behalf. Kotini will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £50 inc. VAT per person will apply for these checks, and Kotini will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



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.

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