







271a Derbyshire Lane

Norton Lees • Sheffield • S8 8SG

Guide Price £185,000 - £195,000

Beautifully presented and recently refurbished in part, this three-bedroom mid-terrace home is arranged over three floors and offers light and airy accommodation throughout. Thoughtfully updated with redecoration and new carpets, it represents an ideal starter home, complete with a low-maintenance rear garden and offered with no onward chain. The ground floor features a bright and welcoming living room to the front, enhanced by a generous window, feature fireplace, crisp white décor and a plush neutral carpet. To the rear is a versatile second reception space, ideal as a dining room or additional living area, finished in neutral tones with a wood-effect vinyl floor. This room provides access to the cellar, offering excellent potential for further development or useful storage, and leads through to the off-shot kitchen. The kitchen is fitted in a traditional shaker style with wood-effect worktops and brick-style tiled splashbacks, incorporating an integrated fridge freezer, oven and electric hob, along with space and plumbing for a washing machine. A wall-mounted boiler and rear door access complete the space. Stairs rise to the first-floor landing, recently recarpeted, where there is a spacious front-facing double bedroom enjoying far-reaching views, a second bedroom to the rear, and a bathroom fitted with a modern three-piece white suite. The second floor provides a further double bedroom, a flexible and bright space with a rear-facing Velux window, built-in cupboards and access to additional storage, all finished with a neutral grey carpet. Externally, the property benefits from a forecourt frontage with established privet providing a good degree of privacy. To the rear is a low-maintenance courtyard with an outbuilding, offering a fantastic blank canvas to create an outdoor space to suit individual tastes. Situated in the popular suburb of Norton, the property is well suited to first-time buyers and growing families. The open green spaces of Graves Park are within easy walking distance, while a range of local amenities, schools and excellent transport links provide convenient access into Sheffield and beyond, making this a well-connected and highly desirable location.





- 3 Bedroom Mid Terrace
- Perfect Starter Home
- Partly Refurbished
- Light & Airy Accommodation
- Arranged Over 3 Levels Plus Cellar

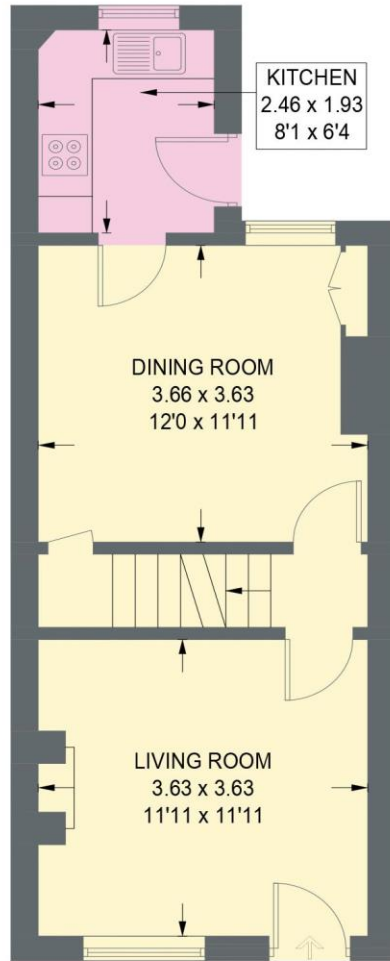
- Popular Location Close to Graves Park
- Gas Central Heating & Double Glazing
- Low Maintenance Rear Courtyard
- Tenure TBC
- Council Tax Band A, EPC Rating D





271A DERBYSHIRE LANE

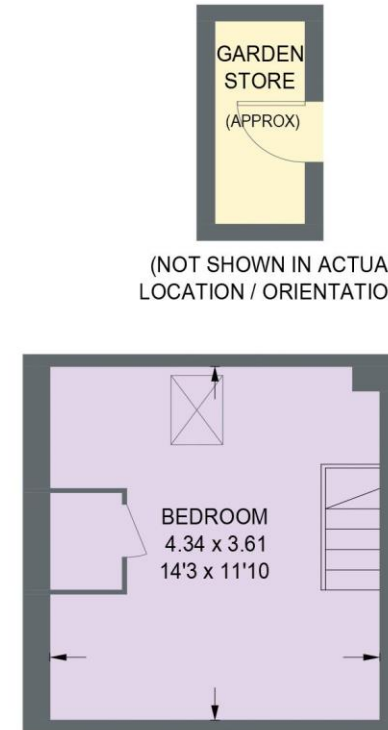
APPROXIMATE GROSS INTERNAL AREA = 83.4 SQ M / 898 SQ FT
(EXCLUDING GARDEN STORE)



GROUND FLOOR
36.5 SQ M / 393 SQ FT



FIRST FLOOR
31.0 SQ M / 334 SQ FT



SECOND FLOOR
15.9 SQ M / 171 SQ FT

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only,
measurements are approximate, not to scale.



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