SK estate agents

passionate about property



Norton Lees Crescent, Sheffield S8 8SR

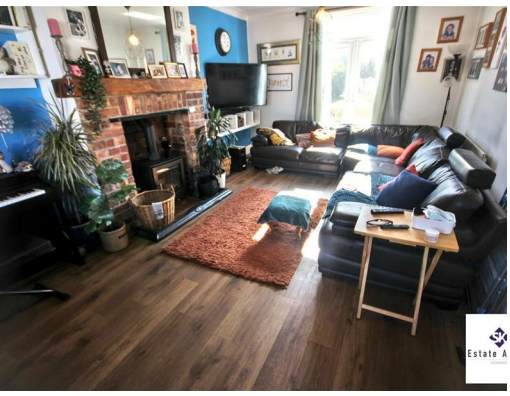
Guide Price £300,000

GUIDE PRICE £300,000 - £325,000

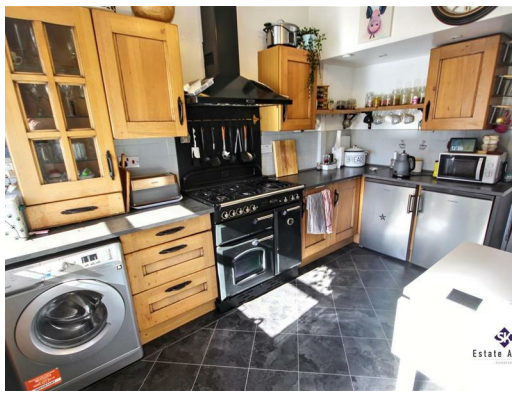
VIRTUAL TOUR

SK Estate Agents are pleased to offer to the market for sale with NO ONWARD CHAIN this well proportioned, three bedroom, semi-detached property situated in the highly desirable neighbourhood of Norton Lees. The property benefits from being just a stone's throw away from excellent local shops and amenities and is just a short walk from Graves Park and Mundella Primary School. Ideally suited to first time buyers or a growing family, the accommodation briefly comprises: entrance hallway, open plan lounge/dining room, kitchen/diner, three bedrooms plus occasional room, shower room, WC, garage and a well presented rear garden. A viewing is essential to appreciate the size and scope of accommodation on offer.

Tenure: Leasehold







Entrance
Entry via front facing composite and glazed door into large hallway having useful under stairs storage cupboards, gas central heating radiator and carpeted stairs rising to first floor.



Lounge/Dining Room
11'6" x 22'2" (3.52m x 6.78m)
A well proportioned open plan lounge/diner made bright via the dual aspect windows, the front being a UPVC double glazed bay window and the rear UPVC double glazed French doors leading out to the garden. The main feature of the room is the generous brick fireplace housing the wood burning stove. Providing ample space for living and dining, the room benefits from Karndean flooring and has two gas central heating radiators.



Kitchen/Diner
8'5" x 14'3" (2.59m x 4.36m)
Fitted with a good range of wall and base units with contrasting work surfaces incorporating sink with drainer. Having space and plumbing for washing machine and space for freestanding under counter fridge and freezer. There is a large Rangemaster stove with extractor above, Karndean flooring, a gas central heating radiator, a rear facing UPVC double glazed window and door to rear garden.



First Floor Landing
With carpeted flooring and side facing stained glass window.

Shower Room
5'1" x 6'7" (1.57m x 2.01m)
Boasting a low profile double shower cubicle with thermostatic shower over, corner sink unit with cupboard below, heated radiator and towel rail, cushioned flooring and front facing UPVC obscured double glazed window. Also having useful storage cupboard.



Bedroom One
11'6" x 12'9" (3.52m x 3.90m)
A good sized principal bedroom boasting large front facing UPVC double glazed bay window providing ample natural light, and also featuring a range of fitted wardrobes. Having gas central heating radiator and carpeted flooring.

Bedroom Two
11'7" x 9'9" (3.55m x 2.98m)
A further double bedroom with gas central heating radiator, UPVC double glazed window providing views over the garden and having Karndean flooring.



WC
With low flush WC, cushioned flooring and side facing obscured glass window.

Bedroom Three
8'6" x 6'8" (2.60m x 2.05m)
With storage cupboards housing boiler, a rear facing UPVC double glazed window and stairs rising to occasional room.

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Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH **Company No:** 08028567

Occasional Room

14'9" x 9'11" (4.52m x 3.03)

A great neutrally decorated occasional space with front and rear facing Velux windows, storage to the eaves and carpeted flooring.

Outside

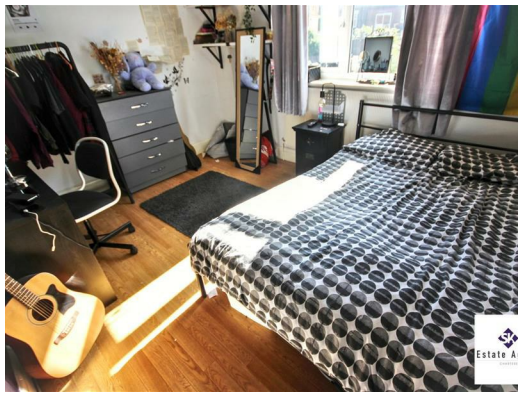
To the front of the property lies a driveway for off-road parking. There are steps to the front entrance door.

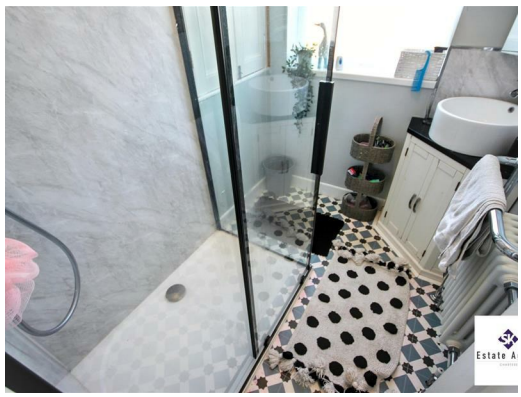
To the rear of the property lies a large patio area for outdoor seating and entertaining. There is also a useful storage shed. Beyond is an area laid to lawn with fenced borders and to the rear lies an area perfect for planting.

Garage

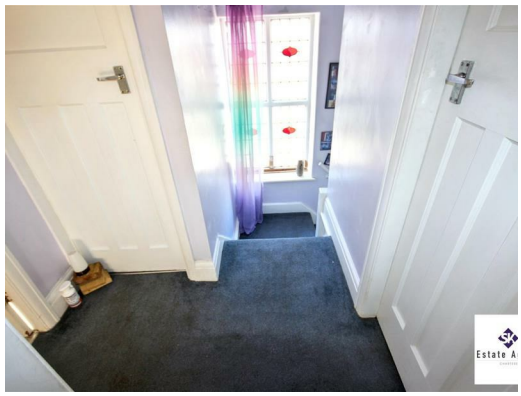
With roller door, power and light. There is also plumbing for a washing machine.

The garage provides a great additional storage space.











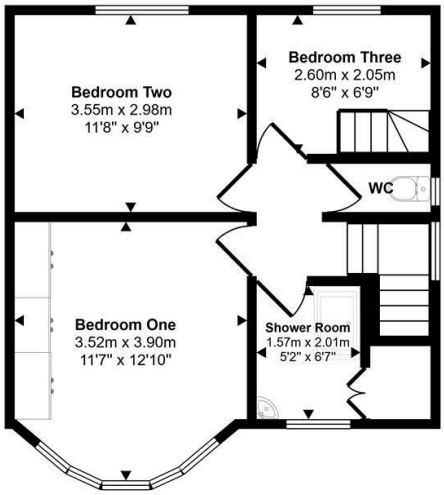
In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents

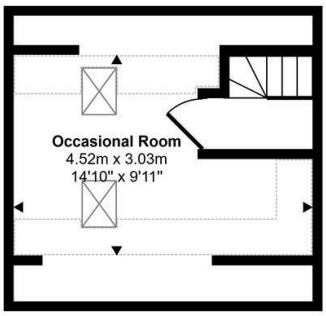
Approx Gross Internal Area
100 sq m / 1074 sq ft



Ground Floor
Approx 40 sq m / 431 sq ft



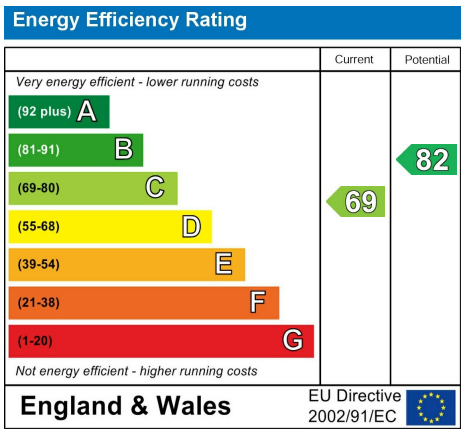
First Floor
Approx 40 sq m / 430 sq ft

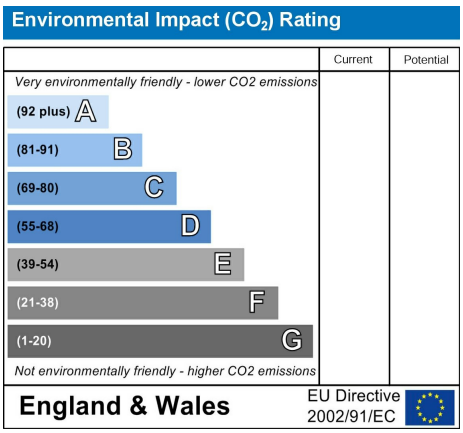


Second Floor
Approx 20 sq m / 213 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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