



45 Mount View Road, Norton Lees, Sheffield, S8 8PH

Saxton Mee

45 Mount View Road

Norton Lees

Offers Over

£365,000

GUIDE PRICE £350,000-£360,000

Situated in this very popular and sought after residential suburb, a deceptively spacious and substantial extended five bedroom / two bathroom semi-detached family residence with accommodation over four floors and with great potential for the lower ground floor with garden access to be converted further for additional living accommodation, or for a dependent relative or to let out.

Entrance hall, bay windowed sitting room with wood burning stove, well fitted kitchen, opening through to a dining room with French windows opening onto a large balcony / terrace. Downstairs W.C.

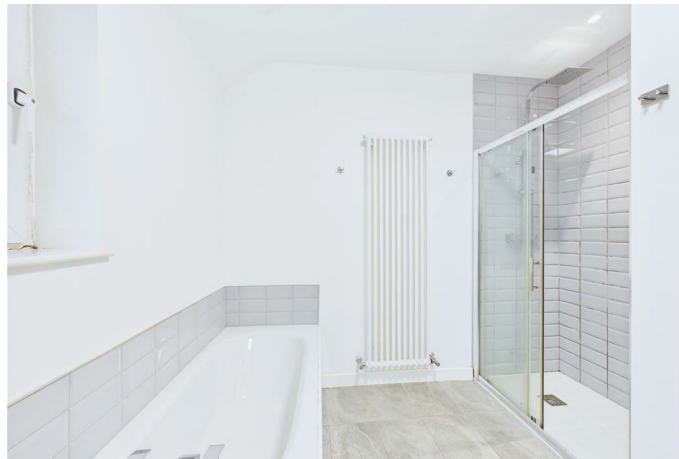
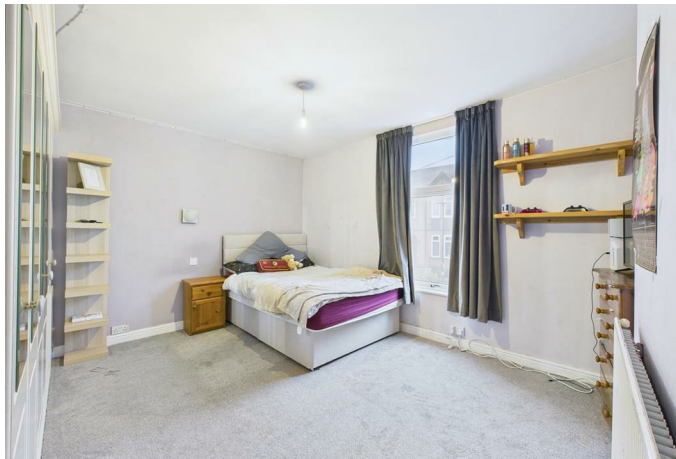
On the first floor, very large Master Bedroom, with ensuite shower room and also French windows opening through into a sitting area / study and Bi-fold doors with Juliet balcony. Further double bedroom, single bedroom and bathroom with full suite. On the second floor, galleried landing with separate cloakroom and dressing room / study. On the lower ground floor with garden access, excellent further accommodation which is in need of some improvement but could either be a self contained apartment or ideal as a home office or children's play area which is divided into three rooms, one having French windows leading out into the garden, separate W.C.

Outside to the front, drive providing off-road parking giving access to integral garage. To the rear, lovely good sized rear garden which has been laid to lawn and open aspect. Norton Lees is well placed for good nearby shopping facilities, schools and public transport within a short walk of Graves Park and well placed for easy access to the Sheffield City Centre and the open countryside of the Peak District.



- Popular road, substantially extended, five bedroom / two bathroom semi-detached family home
- Accommodation over four floors
- Lower ground floor with garden access and great potential
- Large Master Bedroom with ensuite sitting area / study with Bi-fold doors and Juliet balcony
- In a good catchment area for schools and great amenities
- Lovely large rear garden with open aspect
- On the second floor, fantastic large double bedroom with separate dressing room / study and ideal separate floor for a teenager
- Easy access of the Sheffield City Centre and the open countryside of the Peak District







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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