



NORTON LEES RD

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## 51 Norton Lees Road

Norton Lees • Sheffield • S8 9BX

Guide Price £215,000 - £230,000

Occupying a sought-after position within this popular residential location, this stylish three-bedroom mid-terrace home is arranged over three floors and offers beautifully presented accommodation throughout. Combining period charm with modern styling, excellent convenience, and a private enclosed rear garden with exciting potential, the property is perfectly suited to first-time buyers, young professionals, and those seeking a home ready to move straight into. A uPVC entrance door opens into an inviting living room, beautifully presented with wooden flooring, a generous front-facing window, and a feature fireplace housing a coal-effect open fire, creating a warm and cosy focal point. The room enjoys a homely atmosphere and attractive period character. To the rear, a step leads down into a versatile dining room or additional reception space. Featuring a high ceiling, wood-effect flooring, built-in storage, and a decorative tiled fire surround, this flexible room enjoys views over the garden and provides access to the cellar, offering useful storage space. Further steps descend into the off-shot fitted kitchen, which is equipped with a range of units complemented by practical work surfaces, together with space and plumbing for appliances. A rear door provides direct access to the garden. On the first floor, the principal bedroom is a spacious double room, stylishly decorated in contemporary grey tones and benefiting from varnished wooden floorboards and a useful walk-in wardrobe. A second rear-facing bedroom provides excellent flexibility and would make an ideal nursery, home office, dressing room, or occasional guest bedroom. The family bathroom is fitted with a traditional three-piece white suite incorporating a shower over the bath, complemented by attractive wood-panelled walls. Stairs rise to the second floor where a generous double bedroom offers a superb principal suite, guest bedroom, or versatile additional living space. Stylishly presented throughout, the room features varnished floorboards, a large rear-facing Velux window flooding the space with natural light, and access to useful eaves storage. Externally, a communal alleyway provides shared access to a gate at the foot of the garden, while the garden can also be accessed directly through the property. The enclosed rear garden is currently designed for low maintenance with a paved patio area and offers excellent scope for landscaping, creating a wonderful private outdoor retreat tailored to individual tastes. The property enjoys a convenient position on Norton Lees Road, close to a wide range of local amenities, shops, cafés, and regular transport links. Graves Park, with its extensive green space and leisure facilities, is within easy reach, while Sheffield city centre and surrounding suburbs are readily accessible, making this an excellent location for both professionals and first-time buyers.





- Superb Mid Terraced Property in S8
- 3 Good Sized Bedrooms
- 2 Reception Rooms
- Modern Interior & Period Features
- Stone's Throw from Meersbrook Park

- Excellent Scope for Enclosed Garden
- Ideal for First Time Buyers
- Popular Residential Location
- 800 Years Left on Lease, £1.75 per year
- Council Tax Band A, EPC Rating D





# 51 NORTON LEES ROAD

APPROXIMATE GROSS INTERNAL AREA = 84.4 SQ M / 908 SQ FT

CELLAR = 16.6 SQ M / 179 SQ FT

TOTAL = 101.0 SQ M / 1087 SQ FT

(EXCLUDING EAVES)

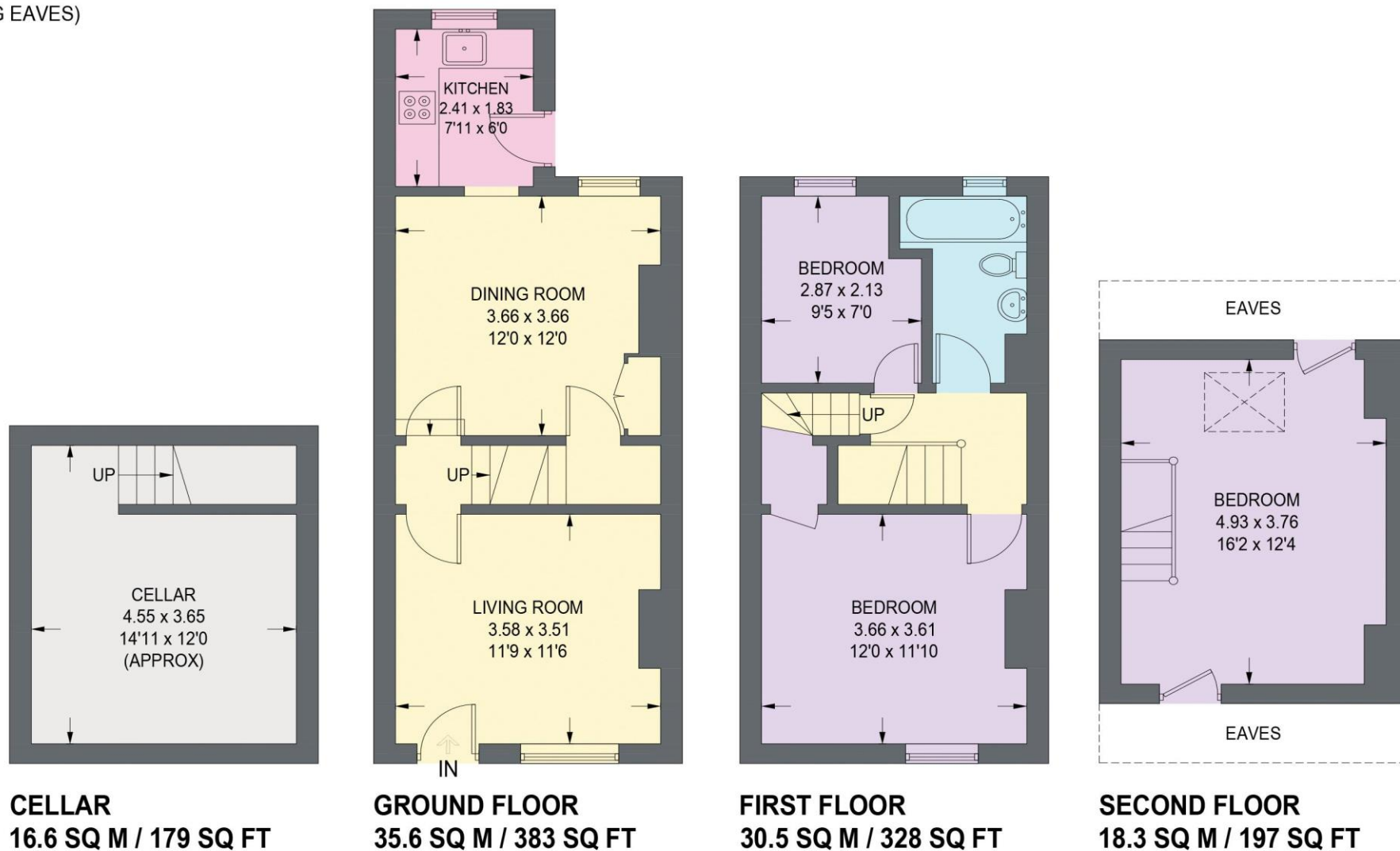


Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(IDMRP2025)

