



Normanton Spring Road, Sheffield S13 7BA

Guide Price £240,000

****Guide Price £240,000 - £260,000****

[Virtual Tour](#)

SK Estate Agents are delighted to offer to the market for sale this beautifully presented and generously proportioned four bedroomed end-terrace property located in the area of Normanton Spring. Benefiting from close proximity to the Sheffield Parkway, the M1, and Shirebrook Nature Reserve, this wonderful property would suit families or those needing access to major commuting routes. The property, with accommodation arranged over three floors, briefly comprises; entrance hallway, dining kitchen, lounge, four good sized bedrooms - one with en-suite, family bathroom, downstairs WC and garage with block paved parking space. The property also boasts a well maintained rear garden with plentiful space for outdoor seating. A viewing is highly recommended to appreciate the size and standard of accommodation on offer.

Tenure: Freehold



Entrance Hallway

Entry via front facing composite door into entrance hallway. Having parquet style engineered hardwood flooring, gas central heating radiator and carpeted stairs rising to first floor.

Downstairs WC

Having cushioned flooring and fitted with white suite comprising: low flush WC and pedestal wash hand basin. Also having gas central heating radiator and providing storage for coats and shoes.

Dining Kitchen

13'6" x 14'5" (4.12m x 4.41m)

Fitted with a good range of shaker style wall and base units with contrasting roll edged work surface incorporating four burner gas hob with NEFF electric double oven beneath and stainless steel extractor above. Benefiting from under-stairs pantry housing fuse board, parquet style engineered hardwood flooring, tiled splash backs, one and a half bowl sink with mixer tap and drainer, and gas central heating radiator. Also having space and plumbing for washing machine, integrated dishwasher, space for freestanding fridge/freezer and cupboard housing combination boiler. Rear facing UPVC double glazed doors with UPVC double glazed windows either side open onto rear garden.

Study / Bedroom Four

8'2" x 13'6" (2.49m x 4.13m)

Front facing and having UPVC double glazed window, carpeted flooring and gas central heating radiator.

First Floor Landing

Having carpeted flooring, gas central heating radiator and providing access to first floor accommodation. Further carpeted stairs rise to second floor.

Lounge

13'7" x 13'2" (4.15m x 4.02m)

Large lounge made bright and airy by virtue of the front facing UPVC double glazed window and UPVC double glazed doors opening onto Juliet balcony. Having gas central heating radiator and carpeted flooring.

Family Bathroom

6'4" x 7'1" (1.94m x 2.16m)

Fitted with white suite comprising panel bath with shower over, low flush WC and pedestal wash hand basin. Having cushioned flooring, tiled splashbacks and gas central heating radiator.

Bedroom Three

13'8" x 8'2" (4.19m x 2.49m)

Having carpeted flooring, rear facing UPVC double glazed window and gas central heating radiator. Also benefiting from fitted wardrobe storage.

Second Floor Landing

Having carpeted flooring, gas central heating radiator, cupboard housing water tank, and access to fully boarded loft via hatch with drop down ladder.



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Bedroom One

13'6" x 10'5" (4.14m x 3.19m)

Large front facing bedroom benefiting from en-suite. Having UPVC double glazed windows with secondary glazing, carpeted flooring and gas central heating radiator.

En-Suite

5'5" x 7'1" (1.66m x 2.17m)

Fitted with white suite comprising: shower cubicle with glass door and thermostatic shower, pedestal wash hand basin and low flush WC. Having cushioned flooring, tiling to splashbacks and gas central heating radiator.

Bedroom Two

13'4" x 10'5" (4.08m x 3.19m)

Rear facing and having UPVC double glazed windows, carpeted flooring and gas central heating radiator.

Outside

The south facing rear garden provides ideal space for outdoor seating and entertaining, boasting two decked areas and vegetable planters. There is a communal garden beyond - please refer to title plan. Also benefiting from one block paved parking space.

Garage

Having up and over door, power and lighting.



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



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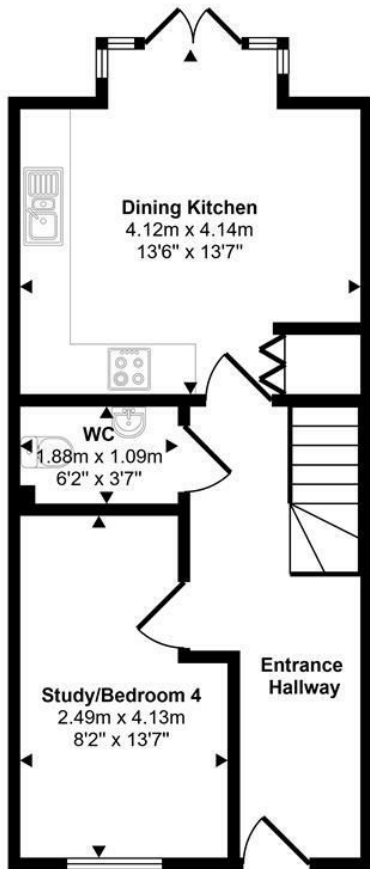
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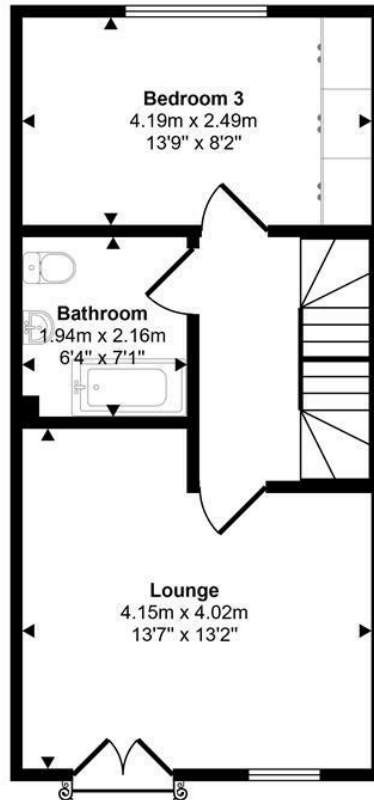
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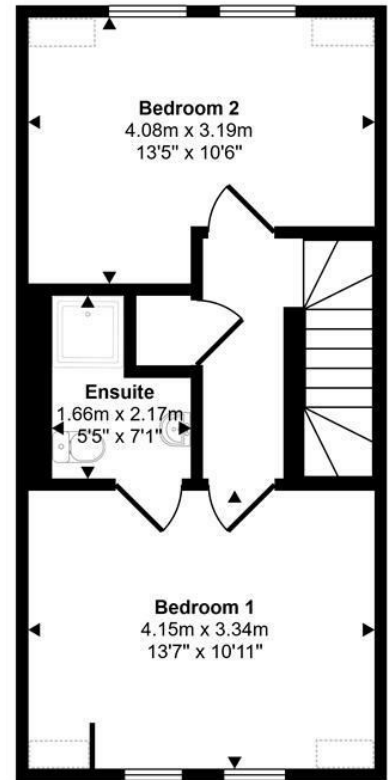
Approx Gross Internal Area
113 sq m / 1216 sq ft



Ground Floor
Approx 38 sq m / 412 sq ft



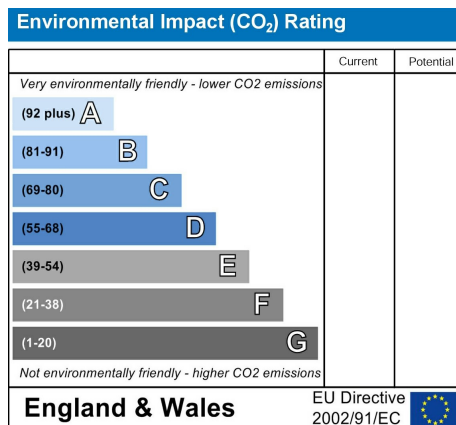
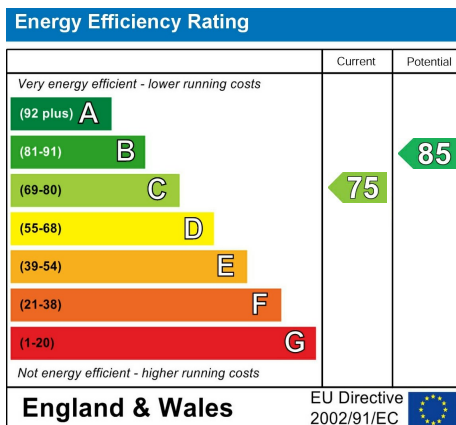
First Floor
Approx 38 sq m / 404 sq ft



Second Floor
Approx 37 sq m / 400 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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