





# 230 Warminster Road

## Norton Lees

Guide Price

# £200,000

GUIDE PRICE £200,000 - £220,000

A beautifully refurbished two-bedroom end-of-terrace property.

Finished to an exceptional standard by the current owner, this attractive home is ideal for first-time buyers or those seeking a stylish, move-in-ready property.

The accommodation briefly comprises an entrance porch leading into a bright and spacious lounge, a modern family bathroom, and a high-specification fully fitted kitchen. To the first floor are two well-proportioned bedrooms, including a generous master bedroom with an en suite WC and access via a drop-down ladder to a fully usable loft room, providing valuable additional space.

Externally, the property benefits from a private rear garden, mainly laid to lawn, with an outhouse and a substantial shed/workshop offering excellent versatility and potential for conversion into a home office or workspace, subject to any necessary consents.

Situated on Warminster Road, the property enjoys a convenient location close to Graves Park, local amenities, well-regarded schools, and excellent transport links into Sheffield city centre.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

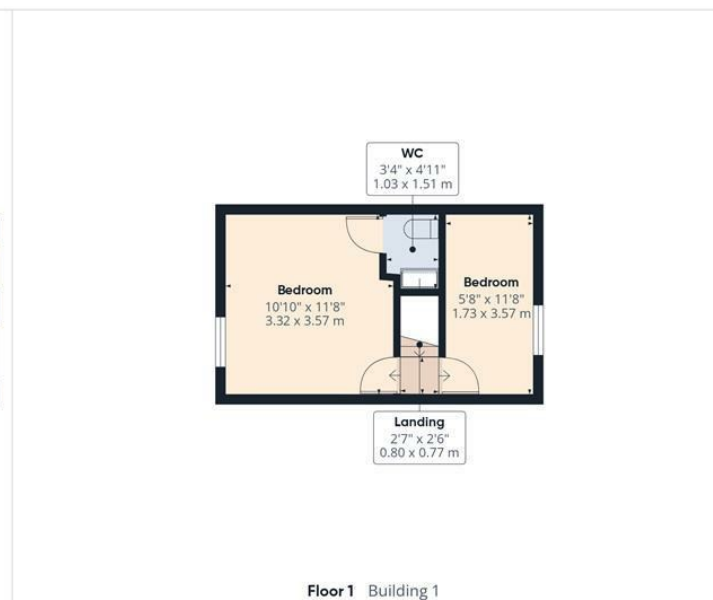


- Beautifully refurbished two-bedroom end-of-terrace home
- Finished to an exceptional standard throughout
- Ideal for first-time buyers or those seeking a move-in-ready home
- Entrance porch leading to a bright and spacious lounge
- Modern family bathroom and high-specification fitted kitchen
- Two well-proportioned bedrooms, including master with en suite WC
- Fully usable loft room accessed via drop-down ladder
- Private rear garden with outhouse and substantial shed/workshop
- Convenient location close to Graves Park, local amenities, schools, and transport links to Sheffield city centre
- Viewings Via Banner Cross Branch





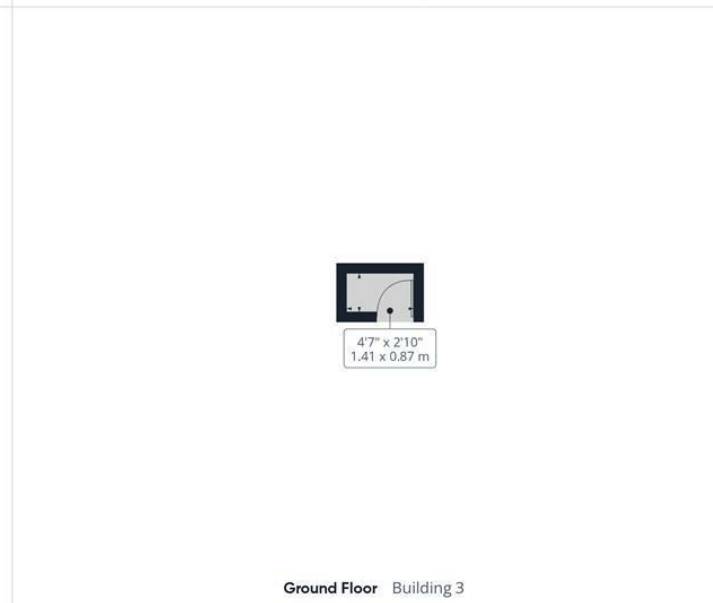




**Approximate total area<sup>m</sup>**

615 ft<sup>2</sup>

57.1 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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