



49 Norton Park Road, Sheffield, S8 8GQ



# 49 Norton Park Road

Price Guide

## £300,000

£300,000 - £325,000 \*\* NO CHAIN \*\*

A great opportunity has arisen in the sale of this three bedroomed 1930's semi detached house to acquire an affordable property which has tremendous potential.

The property forms part of this highly sought after residential development only a couple of hundred yards from the renowned Graves Park and also within walking distance of excellent local schooling and the St James Retail Park. Offered for sale with vacant possession and no upward chain, the property has gas fired central heating and double glazing and is ready for general upgrading and modernisation. It should be noted that the third bedroom is quite small and is ideal as a study or nursery.

The accommodation briefly comprises: entrance hallway, well proportioned lounge/dining room which has a bay window and twin doors opening to the garden room which is an extension to the original dwelling. Fitted kitchen with useful pantry. First floor landing, two good size bedrooms (front room having a bay window), room three/office/nursery and good size bathroom with bath and separate shower.

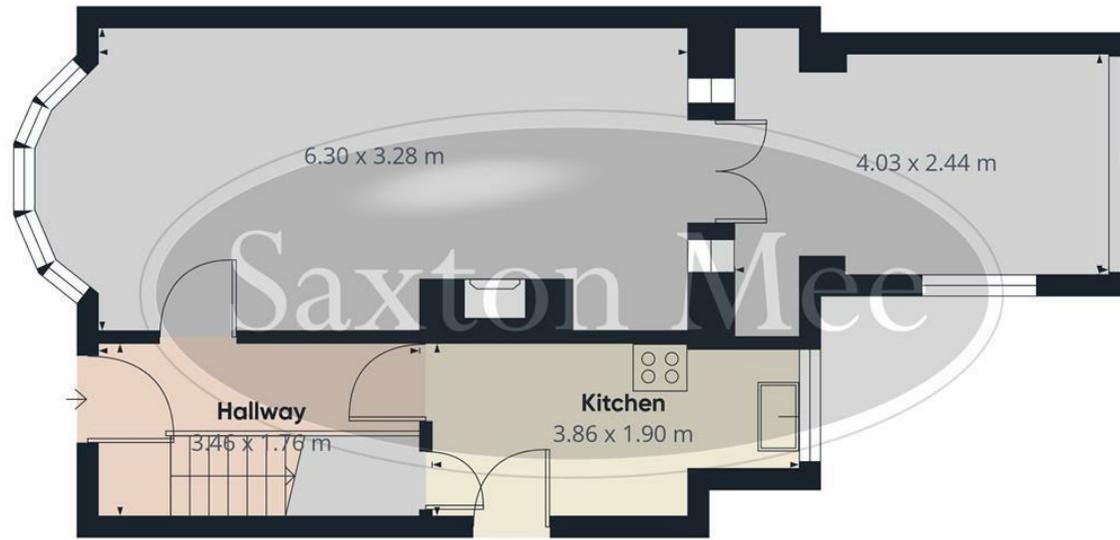
Outside: twin gates open to the driveway which has off road parking and access to the concrete sectional garage. Good sized relatively level rear garden set down primarily to lawn and extending considerably in depth and quite a way further than the tree in the photograph.



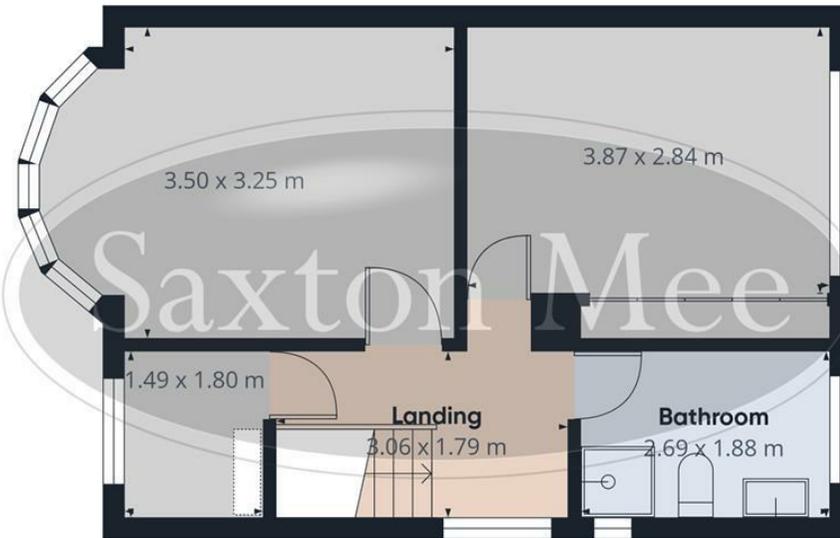
- Affordably 1930's semi detached house
- Tremendous potential
- Sought after locality
- Close proximity to Graves Park and St James Retail Park
- Gas central heating and double glazing
- Good sized plot with large rear garden
- No upward chain
- EPC: D
- Council Tax Band: C
- Tenure: Leasehold







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
82.9 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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