



Norris Road Malin Bridge Sheffield S6 4QS
Offers In The Region Of £210,000

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Situated on this popular residential road is this well presented, stone fronted three bedroom terrace property which benefits from no third party access over the fully enclosed rear garden, uPVC double glazing and central heating. Ideally located with easy access to the Supertram network, amenities and local schools.

Set over four levels (including the cellar) the tastefully decorated living accommodation briefly comprises: enter through a rear uPVC door into the open plan kitchen and dining room with a range of wall, base and drawer units with a contrasting solid oak worktop which incorporates the sink. Integrated appliances include an electric oven, four ring hob with extractor above, fridge, freezer and the housed combi boiler. There is attractive wood effect laminate flooring and access to the cellar head with storage and shelving. Steps descend to the cellar which offers useful storage. From the dining room, a door opens into the inner lobby with access into the lounge with the original coving to ceiling and ceiling rose, while the focal point is the feature cast-iron fire set in an attractive surround with tiling to hearth. Front uPVC entrance door.

From the inner lobby, a staircase rises to the first flooring landing with access into the two bedrooms and the bathroom. The principal bedroom is a good sized double, with space for furniture and a storage cupboard under the attic stairs. Bedroom two overlooks the rear garden. The stylish bathroom has a chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor and double attic bedroom three bedroom with a large dormer window to the rear enjoying the attractive views and allowing lots of light.

- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS
- LOVELY OPEN PLAN DINING ROOM & KITCHEN
- LOUNGE
- STYLISH BATHROOM
- FULLY ENCLOSED REAR GARDEN WITH NO THIRD PARTY ACCESS
- CELLAR FOR STORAGE
- POPULAR LOCATION
- CLOSE TO AMENITIES, SCHOOLS & THE SUPERTRAM NETWORK
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

To the front is a mature hedge, forecourt and access to the entrance door. Shared access to a gate which opens to the fully enclosed rear garden with a lovely Indian stone patio, planted border and access to a brick built outbuilding.

LOCATION

Situated within Malin Bridge and within walking distance of Hillsborough itself with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre and Library. Regular public transport including the Supertram. There are also beautiful country walks on the doorstep. Excellent catchment area for schools including Malin Bridge Primary rated Outstanding by Ofsted. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

The property is Leasehold with approximately 675 years remaining.
The property is currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Ground Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



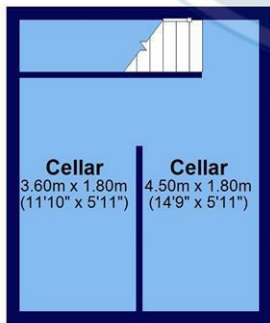
Second Floor

Approx. 15.2 sq. metres (163.4 sq. feet)



Cellar

Approx. 16.7 sq. metres (179.3 sq. feet)



Total area: approx. 98.0 sq. metres (1054.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-91%) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-91%) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	68	71
EU Directive 2002/91/EC		