



19 Norton Lees Road

Meersbrook , S8 9BX

A fantastic three bedroomed, off shot end of terraced property, ideally located in the heart of Meersbrook within walking distance of the park easy access of central Sheffield the property will be of particular interest to the first time buyer and young family alike and is offered to the market with immediate vacant possession and no chain involved. Offering light, bright and spacious accommodation carefully laid out over three levels and stunning far reaching views to the rear number nineteen has undergone a scheme of internal refurbishment which must be viewed to be fully appreciated. With gas fired central heating large attic master bedroom the property in brief comprises sitting room, separate dining room, off shot kitchen, cellars, three good sized bedrooms and bathroom. Outside private rear terraced gardens.

Offers In Region Of £129,950

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# 19 Norton Lees Road, Meersbrook, Sheffield, S8 9BX

**ENTRANCE** A sealed unit double glazed uPVC front entrance door with glazed frosted top section gives access to a stunning front sitting room

**SITTING ROOM** 12' 0" x 11' 8" (3.66m x 3.56m) There is high quality wooden flooring, double banked central heating radiator and coving to the ceiling. There is a front facing uPVC sealed unit double glazed picture window, telephone point and television aerial point. A focal feature of the room itself is the cast iron Victorian surround fireplace with an inset gas living coal effect fire to the central section. A beautifully finished, well presented and proportioned principal reception room which has been recently re-decorated

A panelled door gives access to the inner hallway. There is a staircase to the first floor with handrail to the right hand side and dimmer light switches. A further panelled door and steps down give access to a back dining room.

**DINING ROOM** 12' 9" x 12' 7" (3.89m x 3.84m) There is a double banked central heating radiator, wooden flooring, coving to the ceiling and a rear facing uPVC sealed unit double glazed mock sash picture window with views out over the rear gardens. There is a wall mounted security alarm panel for the burglar system itself and attractive coordinating decoration which has been recently redecorated

**CELLAR** A panelled door off from the dining room gives access to the cellar. The cellar head is level with shelving and storage. The cellar is one main room running to the front of the property housing both gas and electricity meters and has lighting.

**KITCHEN** 8' 0" x 6' 5" (2.44m x 1.96m) A glazed door off from the dining room gives access to an off shot kitchen. There is high quality hand fitted bespoke Antico flooring, uPVC sealed unit double glazed rear entrance door with glazed frosted middle section which in turn gives access to the rear gardens. There is a rear facing uPVC sealed unit double glazed picture window, deep stainless steel sink and drainer with a chrome finished mixer tap situated beneath. There is plumber for a washing machine/dishwasher, integrated appliances consisting of a four ring gas hob, built in extractor canopy, light and hood situated above and a stainless steel splash back. There is a built in Zanussi electric fan assisted oven, space and point for a free standing fridge or freezer and an excellent range of contemporary modern white high gloss wall and base units, complimented by newly fitted wood effect roll top work surfaces and tiled splash backs. There are LED splash backs to the wall units themselves and low voltage halogen spotlights to the ceiling

**BEDROOM ONE** 11' 6" x 11' 10" (3.51m x 3.61m) The first floor landing has a panelled door which gives access to the front double bedroom. There is a television aerial point, central heating radiator, coving to the ceiling and a front facing uPVC sealed unit double glazed picture window. There is a useful recess under stairs storage facility with hanging rail and attractive coordinating decoration

**BEDROOM TWO** 9' 10" x 6' 7" (3m x 2.01m) A panelled door gives access to back bedroom two. There is a central heating radiator, coving to the ceiling, rear facing uPVC sealed unit double glazed picture window which enjoys stunning views and aspects sweeping out over Sheffield and beyond.

**BATHROOM** 9' 10" x 5' 9" (3m x 1.75m) A part glazed part panelled door gives access to a delightful bathroom. There is a pedestal wash hand basin, low flush WC, suite in white comprising of a panelled and tiled surround bath with central chrome finished sanitary wear. There is a thermostatic controlled shower situated over which runs directly from the combination boiler itself. There is tiled flooring, tiled walls, large vertical heated towel rail/radiator finished in chrome, coving to the ceiling and a rear facing uPVC sealed unit double glazed frosted picture window.

There is a staircase giving access to the second floor with handrail to the right hand side.

**BEDROOM THREE** 12' 5" x 16' 9" (3.78m x 5.11m) A superb third double bedroom which has useful eaves storage both the front and the rear. To the rear is a sealed unit double glazed Velux window which enjoys stunning views and aspects sweeping up towards Fulwood and out towards central Sheffield and beyond. There is a central heating radiator and also housed in here in a wall mounted Alpha Intake 28X gas combination central heating boiler which provides hot water on demand.

**OUTSIDE** To the rear of the property is an external water tap, external sensor security lighting and low maintenance rear terrace area/gardens.

VALUER

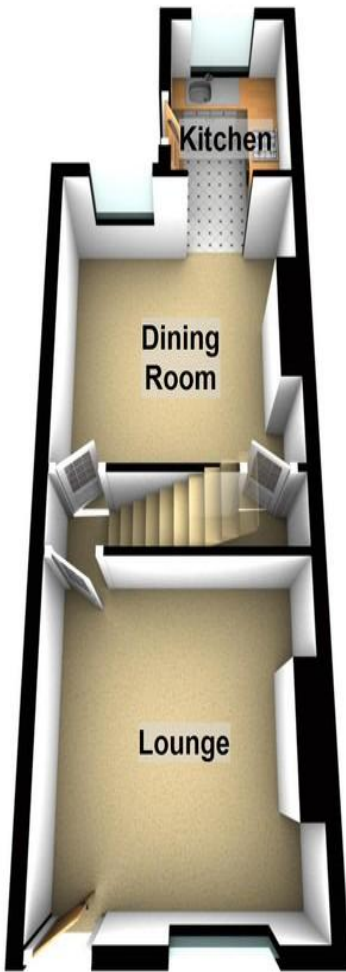
Andy Robinson





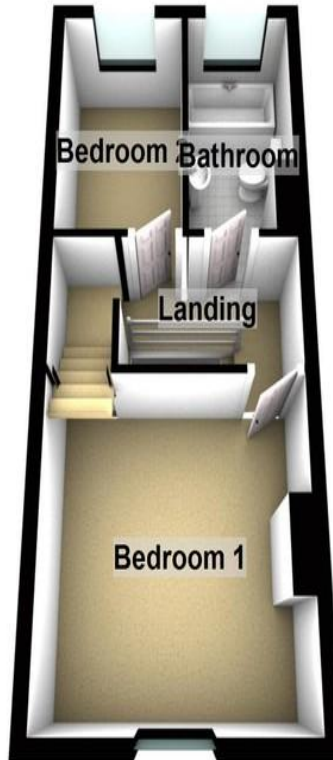
## Ground Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



## First Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



## Second Floor

Approx. 16.4 sq. metres (176.5 sq. feet)



Total area: approx. 79.2 sq. metres (852.0 sq. feet)

### Viewing and Offer Procedure

All enquiries and negotiations through Whitehorns on 0114 2506070. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our mortgage consultants will speak with you to "qualify" your offer.

### Sales Particulars

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Items described in these particulars are included in the sale although we cannot verify that they are in working order, or fit for their purpose - the buyer is advised to obtain verification from their solicitor or surveyor. Please note all the measurement details are approximate and should not be relied upon as exact. All plans/maps contained within our brochures are for identification and guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact.

### Additional Whitehorne Independent Estate Agent Information

Whitehorne Independent Estate Agents are committed to offering the best possible service to our clients. We have on hand mortgage consultants, at Independent Mortgage Services, to help you find the best mortgage deals for your individual needs - deals that in some cases are not available direct. Please contact Whitehorne Estate Agents on 0114 2506070 for this service.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

