

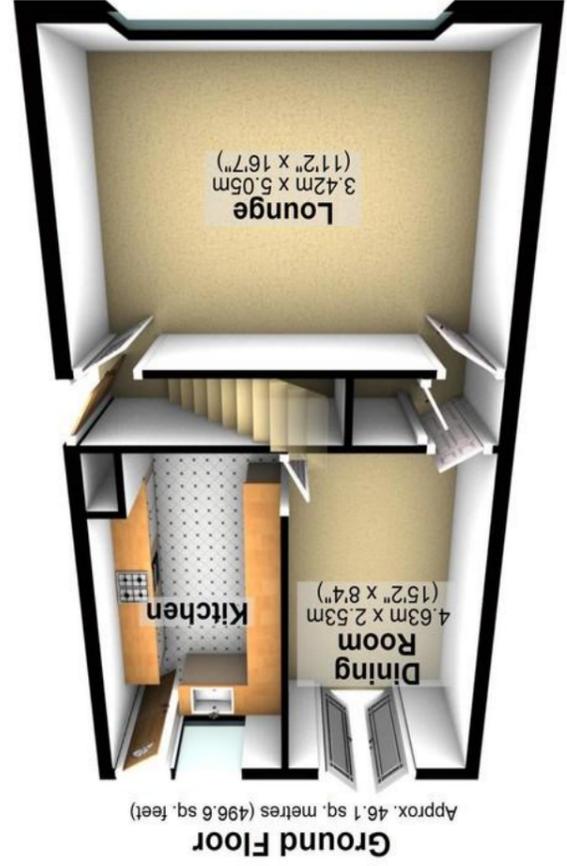
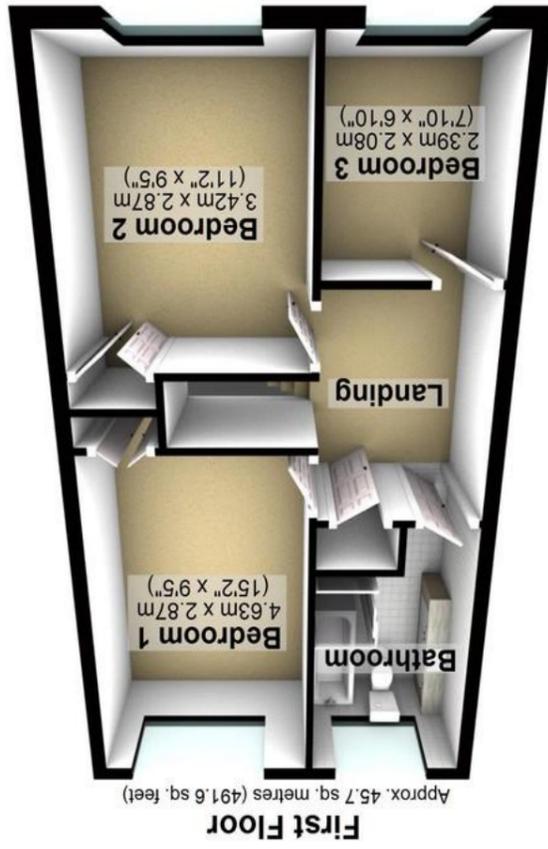
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

All measurements are approximate
Plan produced using PlanU.

Total area: approx. 91.8 sq. metres (988.3 sq. feet)





8 Abbey View Drive | Norton Lees | Sheffield | S8 8QX

Property Tenure: Freehold

Quietly tucked away on this well sought after residential after residential road in the very heart of ultra popular Norton Lees is this superb three bedroomed semi detached family home. With spectacular rear views over the open countryside, garden summerhouse that can easily double up as a work from office/study this property will be incredibly popular with the growing family market. Enjoying a super deceptive spacious feel that is flooded with light and with accommodation spanning two superb floors that total around 1,000 sq feet. Number 8 has a newly fitted contemporary bathroom, off road parking and a fabulous rear private garden. With well sought after schooling catchments on offer, local amenities are a short stroll as is Graves park and don't forget The Peak District is right next door.



PROPERTY FEATURES

- SUPERB THREE LARGE BEDROOMED SEMI DETACHED FAMILY HOME
- FABULOUS REAR VIEWS OVER THE OPEN COUNTRYSIDE
- SUPER LIGHT AND SPACIOUS ACCOMMODATION OVER TWO FLOORS
- REAR PRIVATE FLAT GARDEN AND GARDEN SUMMERHOUSE/OFFICE
- OFF ROAD PARKING FOR ONE VEHICLE TO THE FRONT
- WELL SOUGHT AFTER SCHOOLING CATCHMENTS
- SHORT STROLL TO GRAVES PARKE AND LOCAL SHOPS
- PERFECT FOR THE GROWING FAMILY MARKET
- FREEHOLD

GUIDE PRICE £265,000-£275,000

