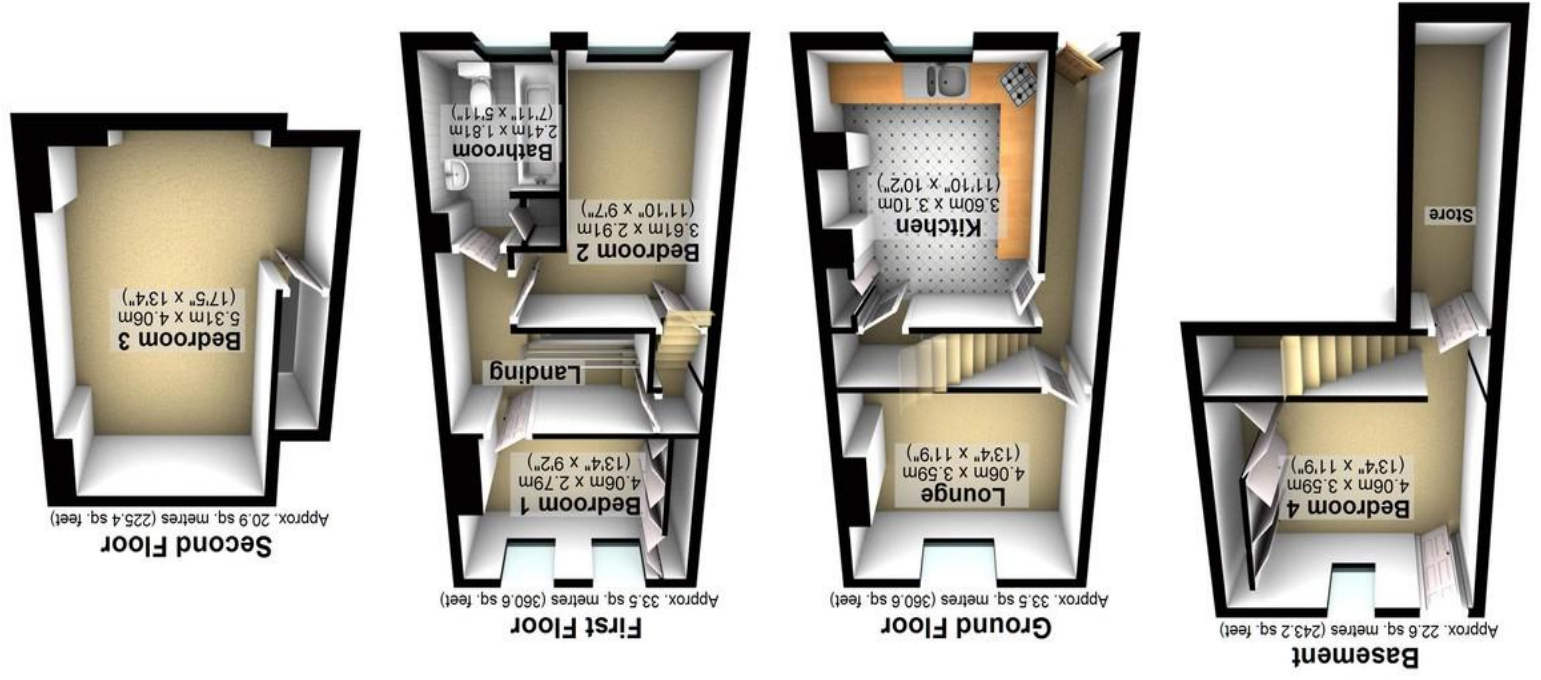


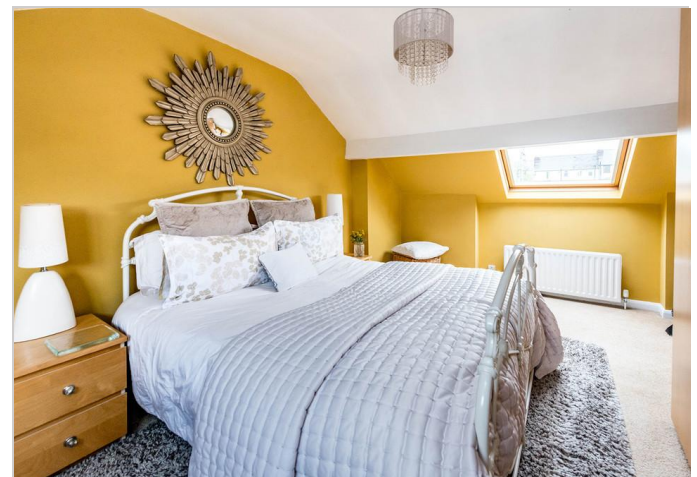
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
83	59

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

Total area: approx. 110.5 sq. metres (1189.9 sq. feet)
All measurements are approximate
Plan produced using PlanItP





106 Abbey View Road | Norton | Sheffield | S8 8RH

Property Tenure: Freehold

Only upon a detailed internal viewing will the true size of this incredible four bedroomed, Victorian end of terraced be fully revealed. Quietly tucked away on this little known residential cul de sac road in the very heart of ultra popular Norton with the park literally round the corner. Number 106 represents an incredibly rare opportunity to market and will be of particular interest to the professional couple, first time buyer and young family alike. Enjoying some truly spectacular views to the rear over the Peak District this fabulous home enjoys four floors of accommodation that total an impressive 1,189 sq feet. With easy on road parking to the front and expansive rear private garden together with excellent local schooling catchments, numerous amenities are close by within Woodseats or St James retail park and central Sheffield is also close by.



PROPERTY FEATURES

- FOUR BEDROOMED END OF TERRACED
- SPECTACULAR VIEWS OVER THE PEAK DISTRICT
- LARGE REAR PRIVATE GARDEN
- FOUR FLOORS OF SPACIOUS ACCOMMODATION TOTALLING 1,189 SQ FEET
- INCREDIBLY RARE OPPORTUNITY TO MARKET
- EXCELLENT LOCAL SCHOOLING CATCHMENTS
- PERFECT FOR THE PROFESSIONAL COUPLE OR YOUNG FAMILY
- QUIET TUCKED AWAY CUL DE SAC ROAD IN THE HEART OF NORTON
- VIEWING ABSOLUTELY ESSENTIAL TO DO FULL JUSTICE
- FREEHOLD COUNCIL TAX BAND A

