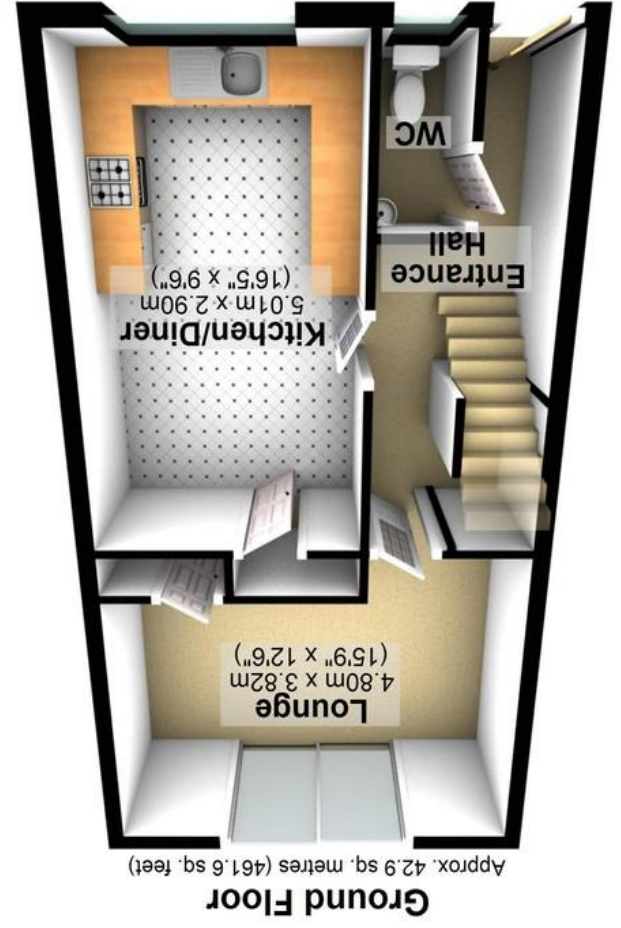
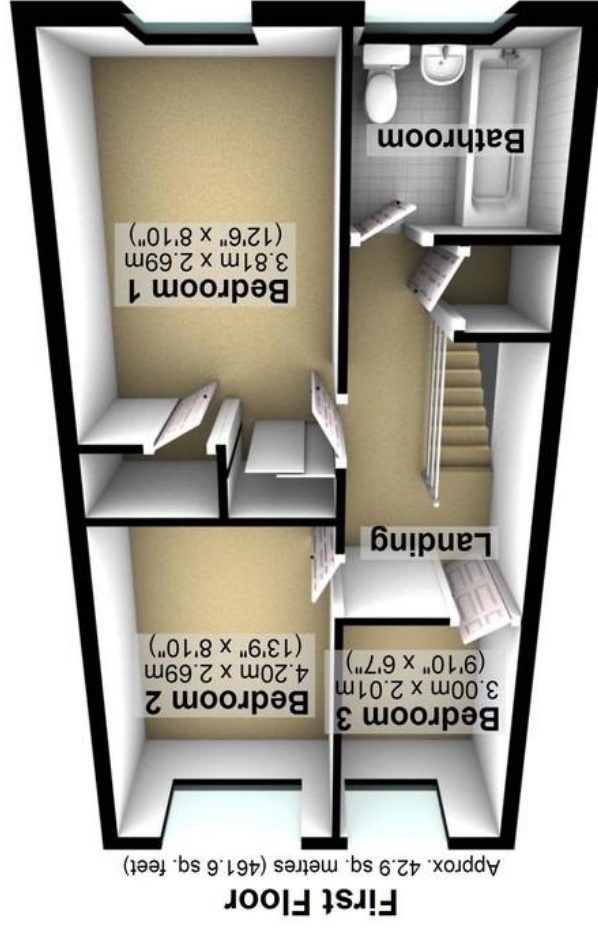


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 85.8 sq. metres (923.1 sq. feet)





28 Brindley Crescent | Norton | Sheffield | S8 8PZ

Property Tenure: Leasehold

Quietly tucked away on this little known backwater is this well presented and very deceptive three bedroomed end of terraced. Located in the very heart of ultra popular Norton and with the park on the doorstep, number 28 is pitch perfect for the first time buyer, professional couple or young family alike. Offered to the open market with the benefit of no onward chain on completion it's easy to say that viewing is essential to do full justice. Enjoying two spacious and light floors of accommodation together with easy on road parking and lively rear private garden. Falling within catchment for top local schools, numerous amenities are on hand and central Sheffield is also close by. In brief the property comprises, entrance hall, WC, kitchen diner and rear lounge with direct garden access. To the first floor are three good sized bedrooms and a family bathroom.



PROPERTY FEATURES

- THREE BEDROOMED END OF TERRACE
- AVAILABLE WITH NO UPWARD CHAIN
- PERFECT FOR A FIRST BUY OR YOUNG FAMILY
- SPACIOUS AND LIGHT ACCOMMODATION ON TWO FLOORS
- RARITY TO MARKET AND VIEWING ADVISED
- WELL SOUGHT AFTER LOCATION WITHIN S8
- CLOSE TO THE PARK AND LOCAL AMENITIES
- EASY ON ROAD PARKING AND PRIVATE REAR GARDEN
- WELL PRESENTED AND PROPORTIONED
- COUNCIL TAX BAND B LEASEHOLD PROPERTY

OFFERS IN REGION OF £170,000

