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**64 Thorpe House Avenue, Norton Lees**

Sheffield

**Guide Price £250,000 – £260,000**

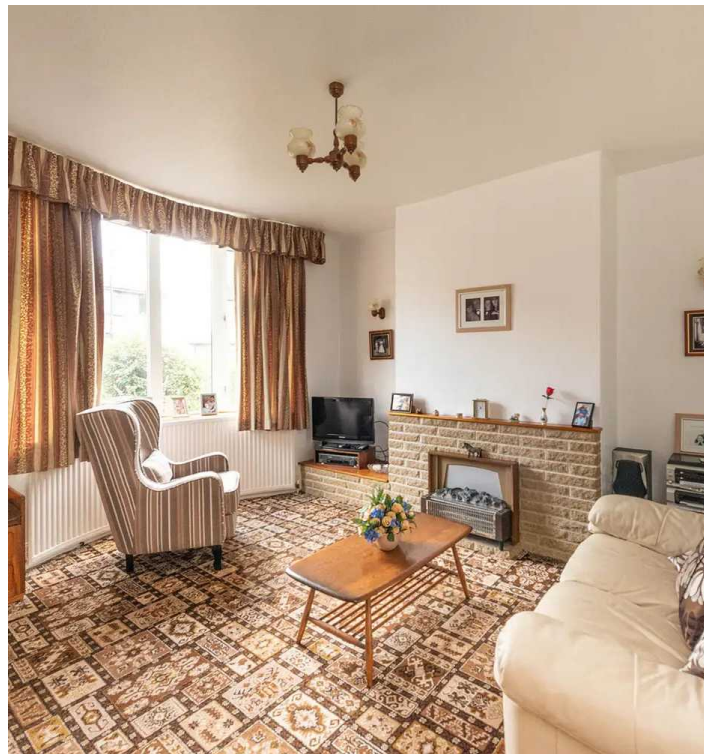
# 64 Thorpe House Avenue

Norton Lees, Sheffield

A well presented and proportioned three bedroom, bay windowed semi detached home. Offering huge as yet untapped potential to further extend as neighbouring properties have done so and subject to necessary planning consents to create a forever home. Offered to the open market with the benefit of no upward chain and vacant possession it's easy to say that viewing is absolutely essential to fully appreciate the opportunity on offer by this wonderful property. Pitch perfect for the young family or first time buyers number 64 is available to market with no upward chain involved and vacant possession. With driveway to the front and larger than expected rear garden the accommodation is currently laid out over two light and spacious floors. Located on this quiet residential road in the very heart of ultra popular Norton Lees within catchment for reputable local schools, excellent amenities are close by, Graves Park is a short stroll and of course not forgetting The Peak District is on the doorstep.

Council Tax band: B Tenure: Leasehold

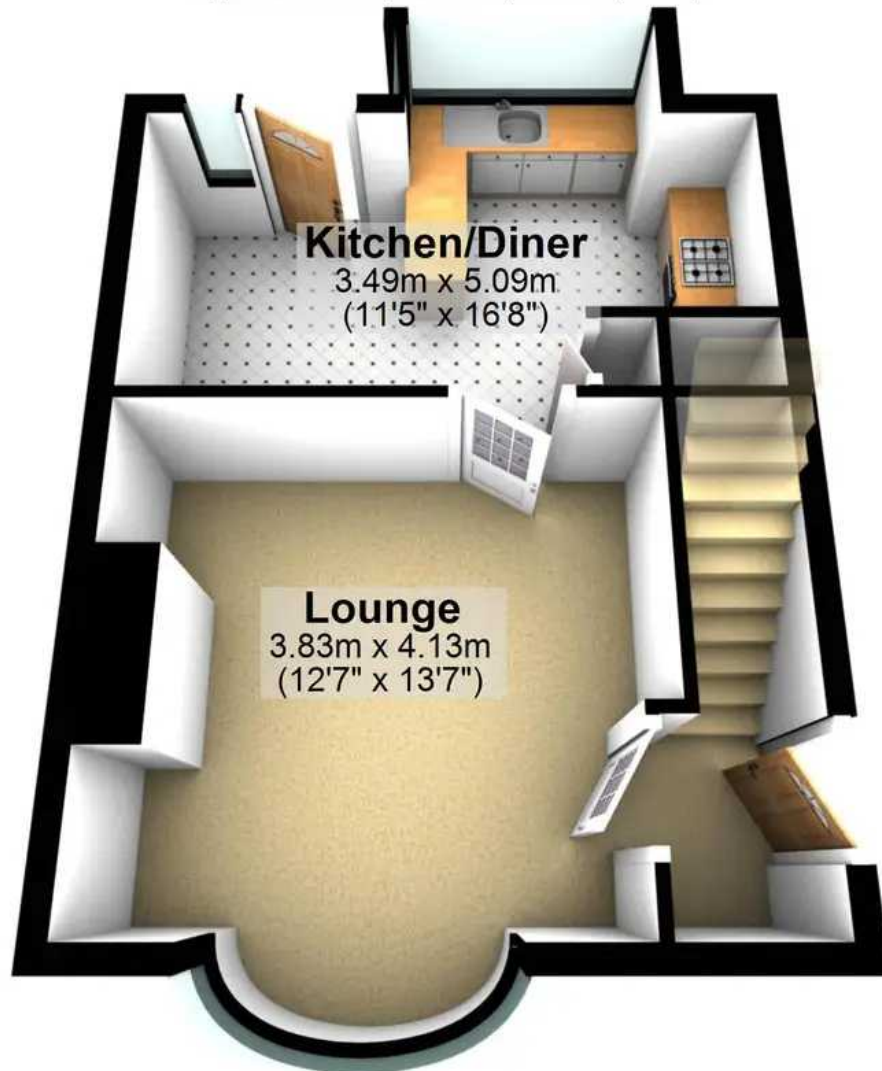
- LOVELY THREE BEDROOM SEMI DETACHED FAMILY HOME
- FABULOUS REAR PRIVATE GARDEN AND DRIVEWAY TO THE FRONT
- HUGE POTENTIAL TO EXTEND AS NEIGHBOURING PROPERTIES HAVE DONE SO SUBJECT TO PLANNING
- HEART OF ULTRA POPULAR NORTON LEES
- EXCELLENT LOCAL SCHOOL CATCHMENTS AVAILABLE
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED AND VACANT POSSESSION
- PERFECT FOR THE YOUNG FAMILY OR FIRST TIME BUYER
- GRAVES PARK ON THE DOORSTEP AS WELL AS NUMEROUS LOCAL AMENITIES





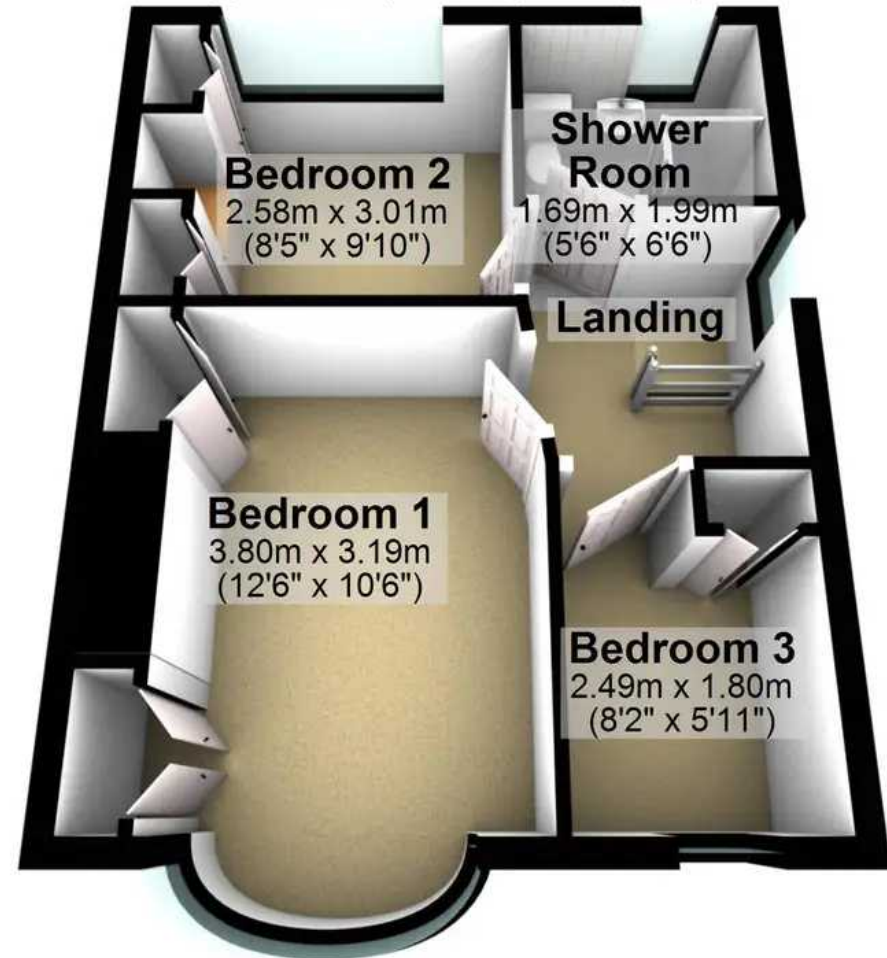
## Ground Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



## First Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



Total area: approx. 68.7 sq. metres (739.5 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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