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WHITEHORNS
FOR SALE

13

13 Warminster Road, Norton Lees

Sheffield

Guide Price £260,000

13 Warminster Road

Norton Lees, Sheffield

An absolutely fabulous three bedroom, bay windowed, semi detached family home. With plenty of scope to further extend as neighbouring properties have done so (subject to planning) this property is sure to be a hit with the young family and professional couple alike. Enjoying a feature gas fire to the front sitting room, ample off road parking and private rear garden. Offering plenty of further scope to look at converting the existing loft (subject to planning) it's easy to say that viewing is absolutely essential to do full justice to this lovely home. Located on this well regarded residential road within the very heart of ultra popular Norton Lees the property lies within catchment for excellent local schools, numerous amenities are within easy reach as is Graves park and not forgetting The Peak District is on the doorstep. VALUER Andy Robinson Council Tax band: B

Tenure: Leasehold

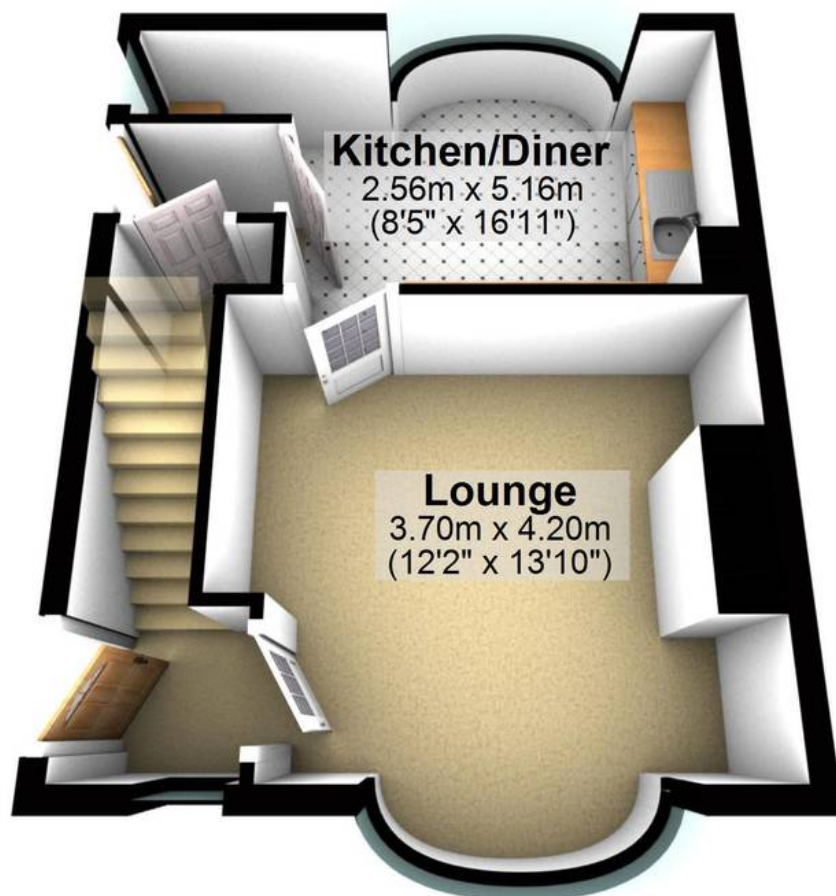
- STUNNING THREE BEDROOM BAY WINDOWED SEMI-DETACHED FAMILY HOME
- FULL PLANS AND PLANNING PERMISSION IN PLACE TO EXTEND TO THE REAR GROUND FLOOR
- SPACIOUS LIGHT ACCOMMODATION ACROSS TWO FLOORS TOTALLING 722 SQ FEET
- DRIVEWAY TO THE FRONT AND PRIVATE REAR SUNNY GARDEN
- HEART OF ULTRA POPULAR NORTON LEES SUBURB
- PERFECT FOR THE FAMILY OR PROFESSIONAL COUPLE MARKET WITH VIEWING ESSENTIAL
- CLOSE TO NUMEROUS LOCAL AMENITIES





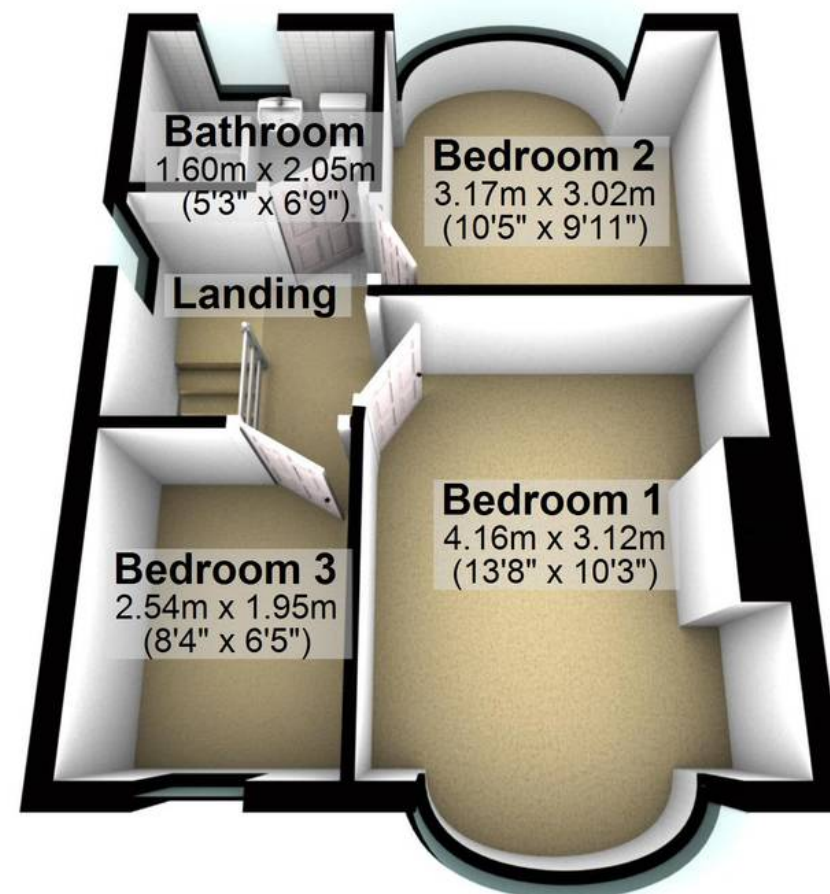
Ground Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



Total area: approx. 67.1 sq. metres (722.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.