



Norton

Cloonmore Drive, Norton,
Sheffield, South Yorkshire

£199,950 FREEHOLD

A rare opportunity has arisen for the discerning buyer to purchase this 'Art Deco' period property set within the popular location of Norton. This three bedroomed semi detached property will appeal to everyone



- SEMI- DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE
- POPULAR LOCATION
- IN NEED OF SOME UPDATING
- ART DECO PERIOD PROPERTY
- NO CHAIN



Hallway

Nice size entrance hallway with staircase leading to the first floor.

Lounge (13'11 x 11'11) (4.24m x 3.63m)

Good size lounge with front facing double glazed window, central heating radiator and feature brick fireplace.

Dining Room (13'10 x 12'00) (4.22m x 3.66m)

With rear facing double glazed french doors to the garden and central heating radiator.

Kitchen (11'06 x 9'10) (3.51m x 3.00m)

With fitted wall and base units with original tiled splashback and double glazed rear facing window. Door to the driveway.

Master Bedroom (13'10 x 11'11) (4.22m x 3.63m)

The master bedroom having a front facing double glazed window and central heating radiator.

Bedroom two (13'10 x 11'0) (4.22m x 3.35m)

Another good size bedroom with a rear facing double glazed window and central heating radiator.

Bedroom three (10'06 x 9'11) (3.20m x 3.02m)

The third bedroom is also a good size and has a rear facing double glazed window and central heating radiator.

Bathroom

With a panelled bath, pedestal hand wash basin and original tiling, also has a side facing window.

Separate WC

With a low flush wc.

Contact Haybrook of Woodseats

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Front Garden

An attractive front garden with a lawn bordered with shrubbery and flower beds. Driveway to the side of the property provid plenty of off road parking and leading to the detached garage.

Rear Garden

An excellent enclosed rear garden with lawn, flower beds, mature trees and seating area.

Garage (16'01 x 9'03) (4.90m x 2.82m)

A good sized detached garage.

Location

Please see map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	37	
(1 to 20) G		48
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	37	
(1 to 20) G		47
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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