

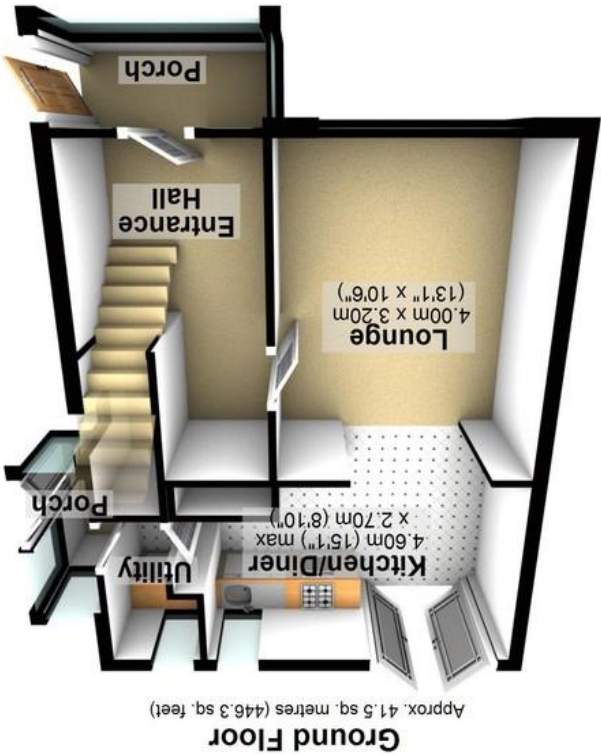
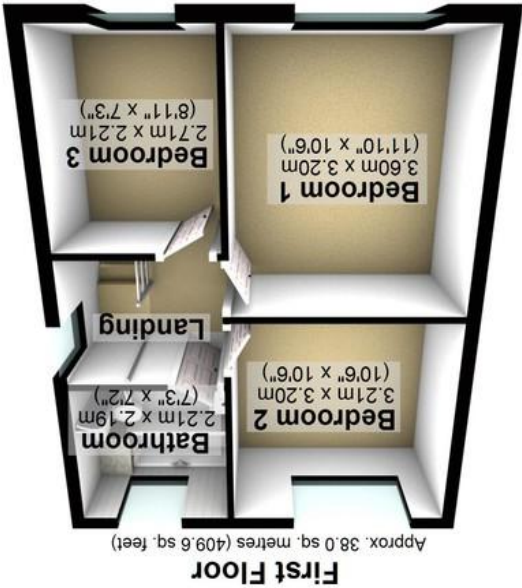
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

England & Wales	
EU Directive 2002/91/EC	Not energy efficient - higher running costs
	A (92-100) Very energy efficient - lower running costs
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	76
Potential	40

England & Wales	
EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions
	A (92-100) Very environmentally friendly - lower CO ₂ emissions
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Current	34
Potential	72

Total area: approx. 93.5 sq. metres (1006.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



WHITEHORNES

Buy. Sell. Let. Relax!

47 A UPPER ALBERT ROAD | NORTON LEES | SHEFFIELD | S8 9HT

GUIDE PRICE £210,000-£220,000



47 A Upper Albert Road | Norton Lees | Sheffield | S8 9HT

Property Tenure: Unknown

Standing in this elevated position ensuring fine, far reaching views towards central Sheffield but also giving a huge degree of privacy is this well presented and proportioned three bed roomed semi detached family home. With the benefit of off road parking to the front and superb rear south facing gardens to the rear the property also offers huge opportunity to extend to the loft, side and rear (subject to planning) to create a forever family home. With light, spacious and well appointed accommodation arranged over two floors that will appeal to the growing family market this property must be viewed to be fully appreciated. Falling within walking distance to Graves park, central Sheffield alongside numerous amenities and great school catchments the property in brief comprises entrance hall, kitchen, living to dining room, three great bedrooms and family bathroom.



PROPERTY FEATURES

- ELEVATED POSITION ENSURING PRIVACY AND SUPERB VIEWS
- THREE BEDROOMED SEMI DETACHED FAMILY HOME
- OPPORTUNITY TO EXTEND TO THE REAR AND LOFT (SUBJECT TO PLANNING)
- VIEWING ADVISED
- WELL SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- GREAT SCHOOL CATCHMENTS
- SOUTH FACING REAR FAMILY GARDENS
- OFF ROAD PARKING TO THE FRONT
- LIGHT AND SPACIOUS ACCOMMODATION ON TWO LEVELS

GUIDE PRICE £210,000-£220,000

