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morfittsmith

Coniston Terrace,  
Norton Hammer,  
Sheffield,  
S8 0UU





**A stunning 2-bed in the popular community of Norton Hammer: Coniston Terrace.**

This is a delightful example of an end-of-terrace property, with modern décor throughout and a wealth of local amenities.







### Time to explore.

Coniston Terrace is situated south of Sheffield in the beloved community of Norton Hammer. This is a wonderful area for numerous reasons, one of which is its superb accessibility. Norton Hammer enjoys excellent road links via Abbeydale Road and the A61, giving you an easy route into the city centre and beyond. This makes Coniston Terrace a fantastic home for commuting professionals or anyone who wishes to explore the Steel City. Norton Hammer is also surrounded by a host of excellent local amenities, due in no small part to its peerless access to Abbeydale Road. This famous thoroughfare is home to countless excellent businesses, ranging from high street shops and local artisans, to delicious cafes and global eateries. This variety means you will never find yourself lacking in options when planning social occasions or simply treating yourself to some luxury. Nearby green spaces include Meersbrook Park, Broadfield Park and, for the green fingered, the lovely Brincliffe Edge Allotments. Coniston Terrace is a peaceful cul-de-sac boasting generous on-street parking.



## Step inside your new home.

Coniston Terrace is a charming example of an end-of-terrace with a great deal to recommend it. You enter the property into a gorgeous living room, boasting stylish modern décor and wooden flooring. This is a cheerful space with large alcoves perfect for storage, ample room for comfy seating, and a bright window overlooking the street. This leads through to kitchen/diner, a smart room with sleek fittings and plenty of character. There are abundant worktops and cabinets for food prep and space for a table to enjoy meals together at any time of the day. The kitchen also leads to the cellar. To the rear of the property is the family bathroom, an attractive environment featuring an immaculate three-piece suite. There is a large, frosted window, bathing the room in natural light without compromising your privacy, and a practical showerhead over the bath. A porch leads out to an adorable gravel courtyard, framed with wooden fencing and brickwork. This spot is a lovely space to have friends over, with plenty of space for seating and convenient outdoor storage. Upstairs you will find two charming bedrooms, lovingly maintained to an exacting standard. Both are a fantastic size, able to accommodate large double beds and ample storage, with bedroom 1 occupying the full width of the property.



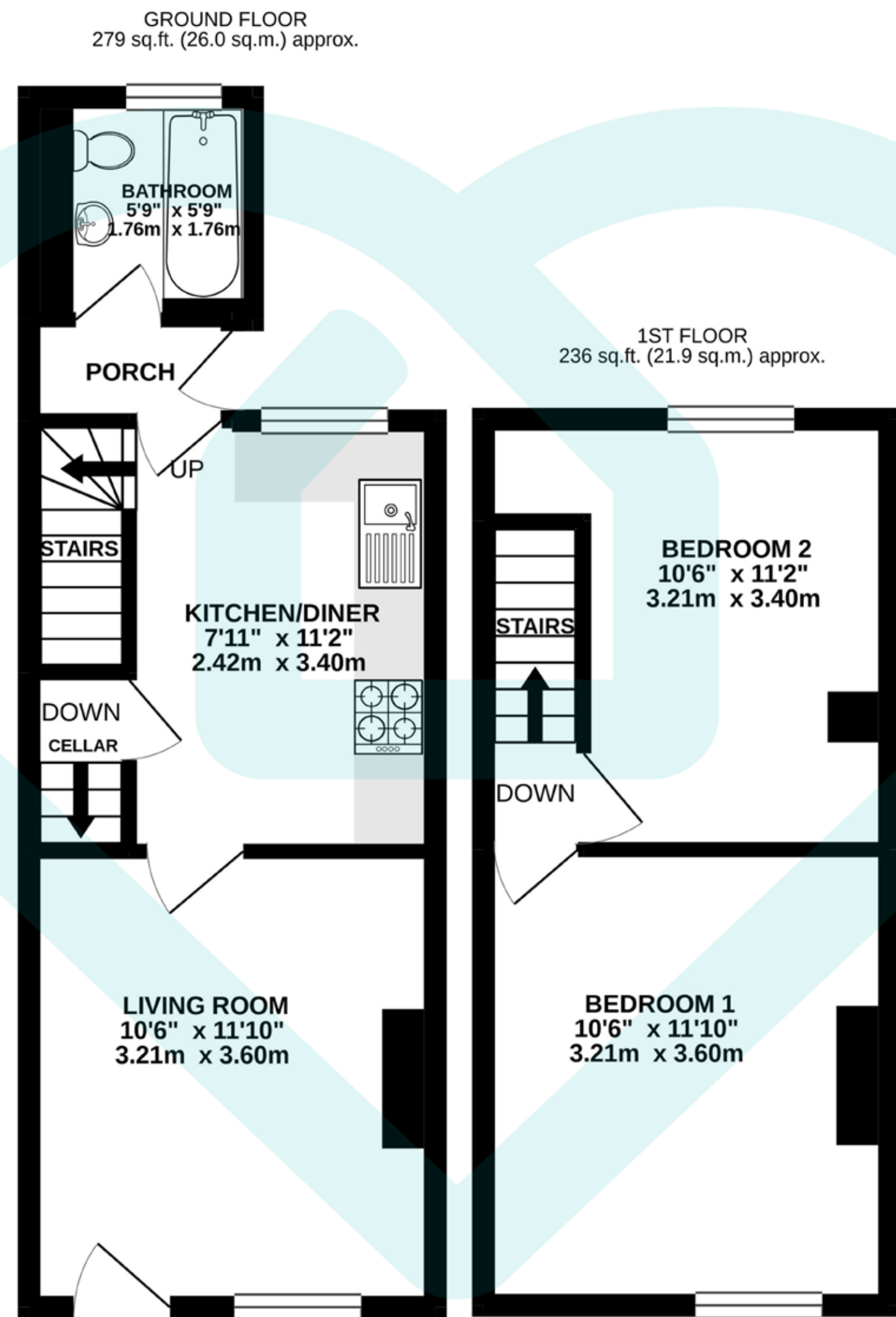












TOTAL FLOOR AREA : 515 sq.ft. (47.9 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property.

Made with Metropix.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79   C    |
| 55-68 | D             |         |           |
| 39-54 | E             | 52   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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