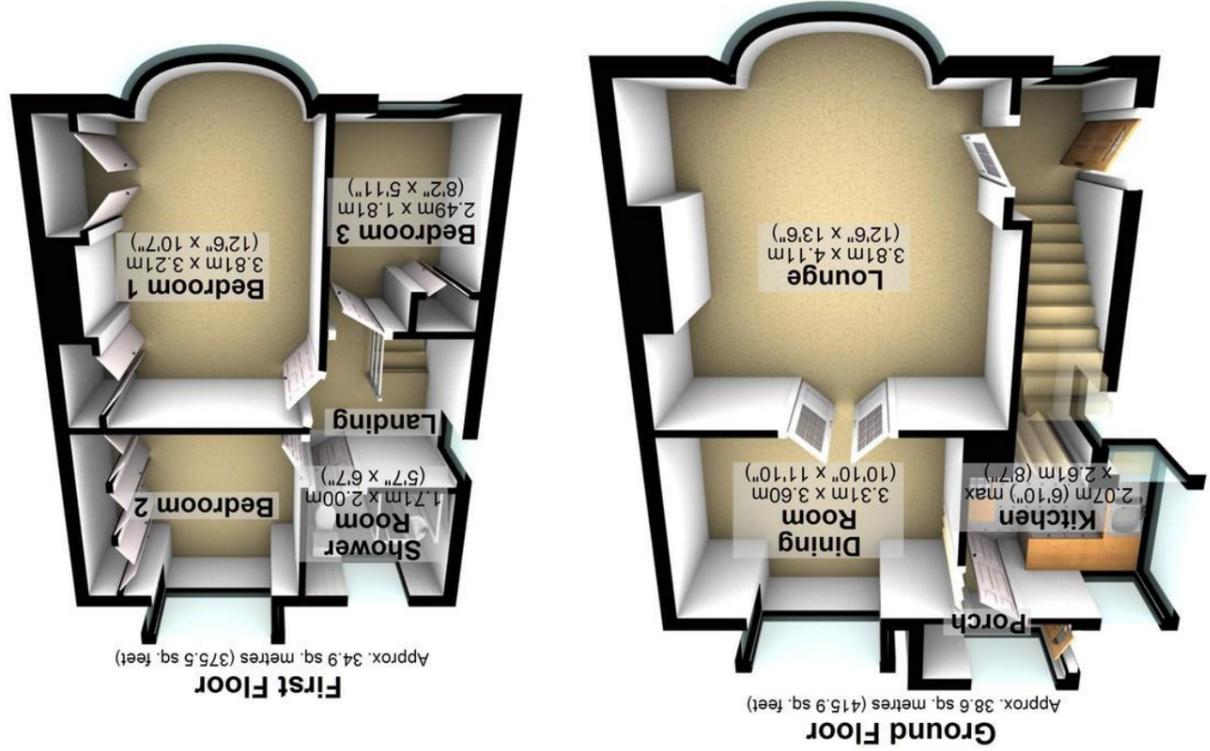


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Total area: approx. 73.5 sq. metres (791.3 sq. feet)  
All measurements are approximate  
Plan produced using Planip.





21 Hollythorpe Crescent | Norton Lees | Sheffield | S8 9NA Property Tenure: Freehold

Offered for sale with no upward chain is this spacious and well presented three bedroomed semi-detached family home. Being ideally located in the heart of this much sought after residential suburb with not only a great range of local amenities close at hand but also having the ever popular Graves Park and Meersbrook Park within easy walking distance. Sitting in the catchment for reputable local schools and having a versatile range of accommodation arranged over two levels with ample scope for expansion this property has something to suit any buyer. Briefly consists of entrance hallway, lounge, dining room, kitchen, rear porch, two double bedrooms, single bedroom and family bathroom. Outside is off road parking and to the rear are expansive family friendly gardens with spectacular views over the City Centre.



**PROPERTY FEATURES**

- THREE BEDROOMS
- NEEDS MODERNISATION
- NO UPWARD CHAIN
- PERFECT FAMILY HOME
- SCOPE FOR EXPANSION
- CLOSE TO MEERSBROOK PARK
- GREAT TRANSPORT LINKS
- OFF ROAD PARKING
- GREAT VIEWS
- LARGE GARDEN

**ASKING PRICE OF £210,000**

