







## 32 Henley Avenue

Sheffield • South Yorkshire • S8 8JH

Guide Price £350,000 - £375,000

Offering fabulous potential is a 3 bedroom, effectively extended semi-detached property in Norton, S8. In need of general modernisation, a well-maintained property, with space to further extend or develop subject to necessary consents. Benefits from partially converted loft space with Velux window, combination gas central heating, driveway, detached garage and fabulous garden. The ground floor comprises of 2 good sized versatile reception rooms, extended at the rear with a generous window overlooking the stunning south facing garden. The kitchen is fitted with an array of units, space with plumbing for freestanding appliances and a walk-in pantry housing the house alarm. The first-floor features 2 generously proportioned double bedrooms and a third smaller single room/home office. The modern shower room with vanity hand wash basin and chrome heated towel rail, houses the Ideal combination boiler within built in storage. The landing provides access to the partially converted loft space, equipped with integrated ladders and Velux window, creating a great occasional space and potential to fully convert subject to necessary building consents, providing an additional bedroom, playroom or home office. Externally a front garden, and driveway provides off street parking leading to a detached garage. Through secure gates is an impressive, established rear garden filled with mature planting, predominantly laid to lawn with garden shed. Henley Avenue is located close to Graves Park, Woodseats shopping parade with bars and restaurants, St James retail park, schools, public transport and excellent links to Sheffield city centre and the motorway network.





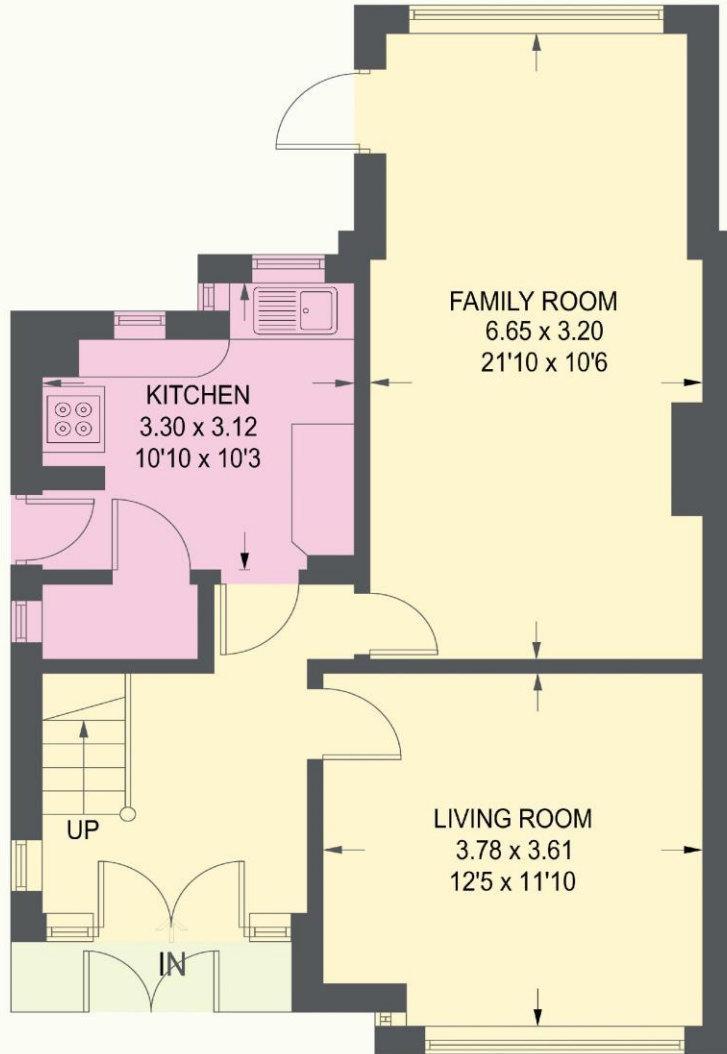
- Semi Detached Property in Norton
- 3 Good Sized Bedrooms
- 2 Versatile Reception Rooms
- Effectively Extended at Rear
- Offering Fabulous Potential

- In Need of Modernisation
- Combination Boiler & Double Glazing
- Driveway & Detached Garage
- Freehold & No Chain
- Council Tax Band C, EPC Rating TBC

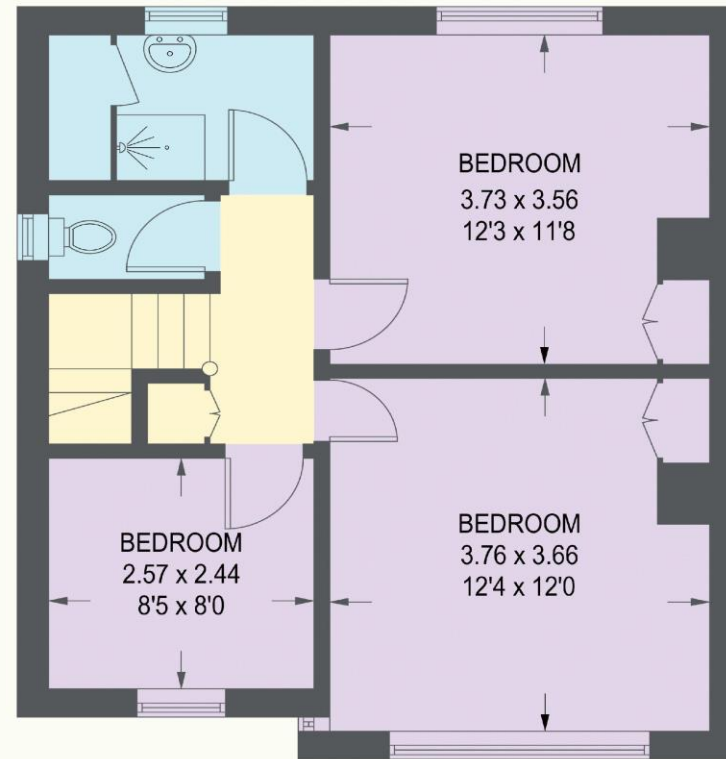


# 32 HENLEY AVENUE

APPROXIMATE GROSS INTERNAL AREA = 99.5 SQ M / 1071 SQ FT



**GROUND FLOOR = 53.7 SQ M / 578 SQ FT**



**FIRST FLOOR = 45.8 SQ M / 493 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale.



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