

## Marketing Preview



**11 Newlands Grove, Sheffield, S12 2FU**

**£170,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 2**



**\*\* GUIDE PRICE £170,000 - £180,000 \*\*** A fantastic opportunity to purchase this beautifully presented two-bedroom semi-detached property, occupying a corner plot and ready to move straight into. The property benefits from a modern kitchen/diner, downstairs W/C, and a dressing area to the first floor. Further benefits include off-road parking and a generously sized side garden. Ideally situated close to local amenities and offering excellent road links to Sheffield City Centre, this home is perfect for first-time buyers and families alike.

## SUMMARY

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Enter into the spacious kitchen/diner, which has doors leading to the downstairs W/C, an understairs storage cupboard, a further storage cupboard, and the inner hallway. Patio doors provide access to the rear garden. The kitchen/diner is fitted with a range of base units, a double oven, hob and extractor fan, and has space for a full-height fridge/freezer. The lounge is a bright reception room, benefiting from windows to the front.

Stairs rise to the first-floor landing with doors leading to the two bedrooms and family bathroom, and open access to the dressing area. Bedroom one is a double bedroom with a front-facing window. Bedroom two is a further double bedroom, benefiting from fitted wardrobes and a side-facing window. The generously sized bathroom is fitted with a bath, W/C, and wash basin. The dressing area features fitted wardrobes and a window.

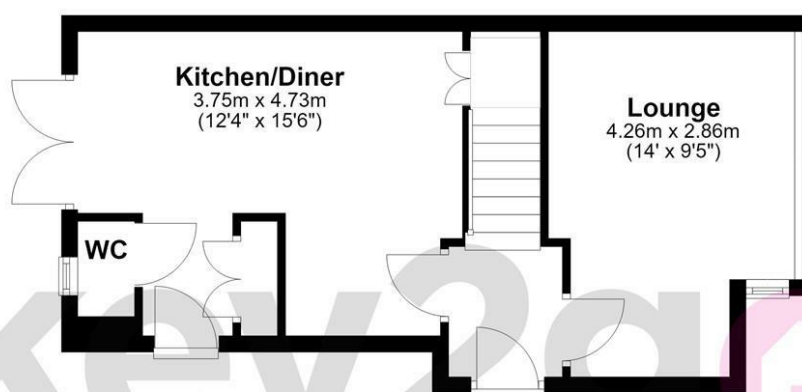
Externally, the property occupies a corner plot and is enclosed by fencing and a gate. A gate provides access to the off-road parking space, with the remainder of the garden laid mainly to lawn and complemented by established shrubs.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>65</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

