



**WHITEHORNES**

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**247 Newman Road, Sheffield**

Sheffield

Offers in Region of **£130,000**

# 247 Newman Road

Sheffield, Sheffield

This well presented and proportioned three bedroom semi detached house is offered to the market with no upward chain and vacant possession on completion. Set in an established residential suburb in the heart of Sheffield 9, the property is ideal for first time buyers and families alike, with viewing highly recommended to fully appreciate the space and versatility on offer. The accommodation is arranged over two floors and totals an impressive 786 square feet, featuring spacious, light-filled rooms throughout. The ground floor comprises a welcoming entrance hall, a generous living room, and a part fitted kitchen along with dining room make up the ground floor. Upstairs, there are three well proportioned bedrooms and a family bathroom. The property occupies a slightly elevated position, ensuring privacy and offering far reaching views from the upper floors. With easy on-road parking to the front, this home is conveniently located close

Council Tax band: A

Tenure: Leasehold

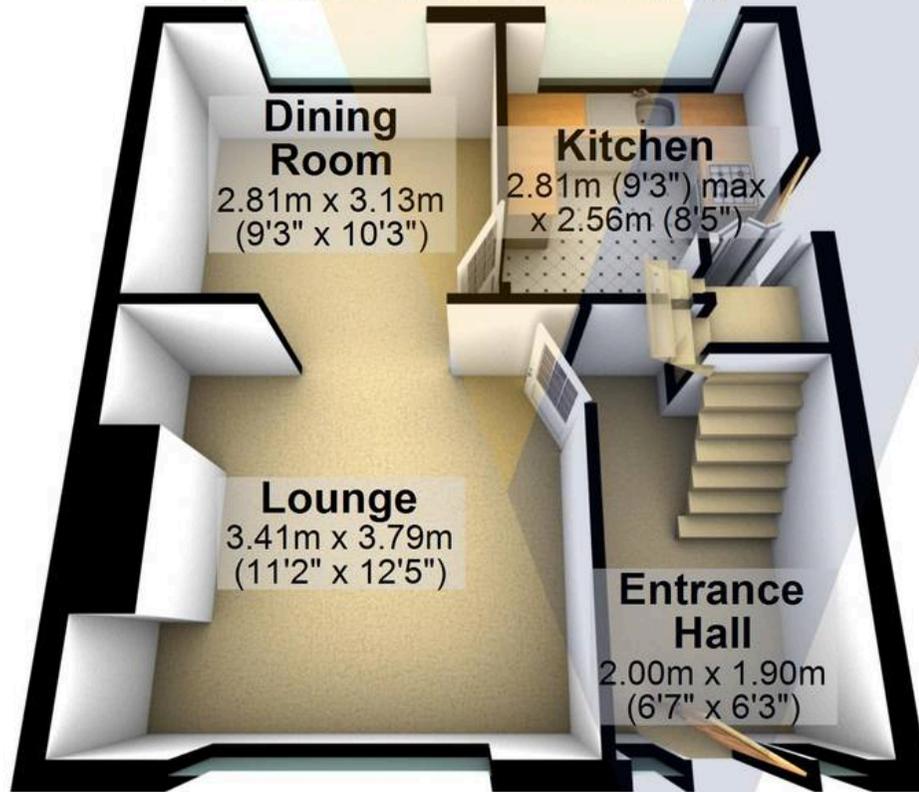
- WELL PRESENTED AND PROPORTIONED THREE BEDROOM SEMI DETACHED HOME
- AVAILABLE TO MARKET WITH NO UPWARD CHAIN INVOLVED AND VACANT POSSESSION ON COMPLETION
- ESTABLISHED RESIDENTIAL SUBURN IN THE HEART OF SHEFFIELD 9
- PERFECT FOR FIRST TIME BUYERS AND FAMILIES ALIKE WITH VIEWING ABSOLUTELY ESSENTIAL TO DO FULL JUSTICE
- LOCATED CLOSE TO NUMEROUS AMENITIES INCLUDING MEADOWHALL AND CENTRAL SHEFFIELD





## Ground Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



## First Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



Total area: approx. 73.1 sq. metres (786.7 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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