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76 Newlands Grove, Sheffield

Sheffield

Offers in Region of **£170,000**

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Sheffield, Sheffield

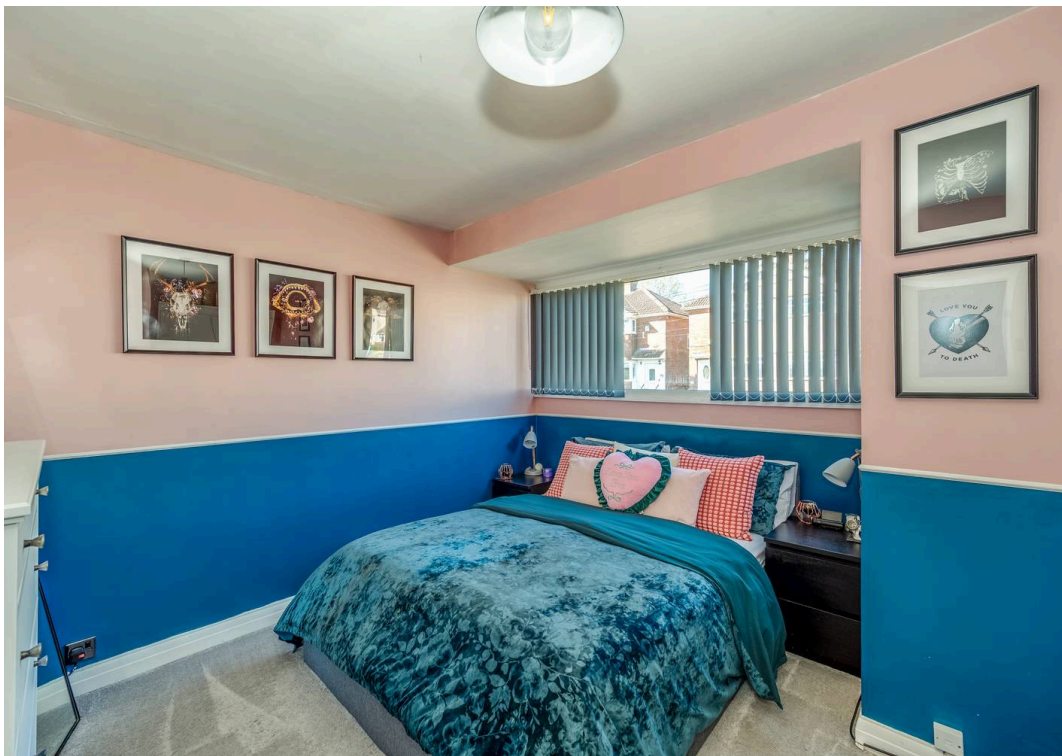
This beautifully presented two bedroom semi-detached family home is set on a spacious corner plot and offers a modern and stylish finish throughout. The property is perfect for first time buyers and those seeking a comfortable and contemporary lifestyle. The ground floor features a welcoming entrance hall, a bright and airy living room, a well-appointed kitchen with integrated appliances, and a useful utility room for added convenience. Upstairs, there are two generously sized bedrooms and a modern family bathroom. The home is ideally located close to a wealth of local amenities and reputable schools, making it an excellent choice for families. Additionally, the property is within the catchment area for highly regarded local schools and offers exciting potential to expand, with planning permissions in place. Outside is a large private garden, off road parking and a detached and secure garage with lighting and power.

Council Tax band: A

Tenure: Leasehold

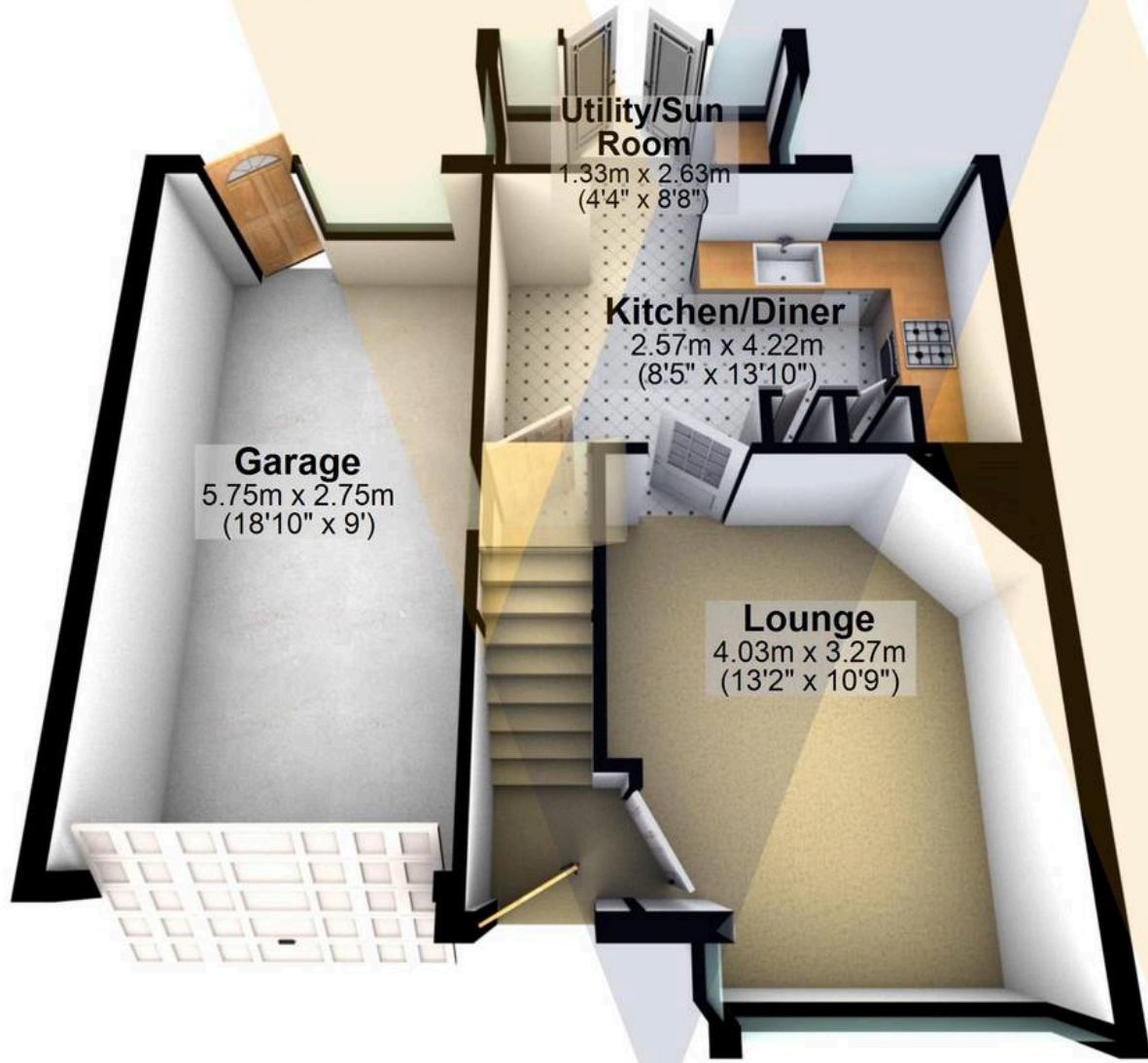
- TWO BEDROOMED SEMI-DEATCHED FAMILY HOME
- SPACIOUS CORNER PLOT WITH WRAP AROUND GARDEN
- DETACHED GARAGE AND OFF ROAD PARKING
- MODERN AND STYLISH FINISH THROUGHOUT
- PERFECT FOR FIRST TIME BUYERS
- GREAT LOCATION CLOSE TO A WEALTH OF LOCAL AMENITIES
- CLOSE TO REPUTABLE LOCAL SCHOOLS
- UTILITY ROOM
- IN THE CATCHMENT FOR LOCAL REPUTABLE SCHOOLS
- POTENTIAL TO EXPANDN PLANNING PERMISSIONS





Ground Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



Utility/Sun Room

1.33m x 2.63m
(4'4" x 8'8")

Kitchen/Diner

2.57m x 4.22m
(8'5" x 13'10")

Garage

5.75m x 2.75m
(18'10" x 9')

Lounge

4.03m x 3.27m
(13'2" x 10'9")

First Floor

Approx. 27.0 sq. metres (290.8 sq. feet)



Bedroom 2

2.50m x 2.80m
(8'2" x 9'2")

Bathroom

3.43m x 1.72m
(11'3" x 5'8")

Landing

Bedroom 1

3.51m x 2.42m
(11'6" x 7'11")

Total area: approx. 74.2 sq. metres (798.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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