



**Newman Drive, Wincobank**  
Sheffield

Guide Price  
**£170,000**



**Property Type:** Semi Detached House

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** A

GUIDE PRICE £170,000-£180,000. Offered to the market for the first time in 60 years, this cherished three-bedroom semi-detached home enjoys a well-presented interior, generous outdoor space, and a highly convenient location within the ever-popular area of Wincobank.

**Property Reference:** RB0377

- Three-Bedroom Semi-Detached Family Home
- Modern Open-Plan Kitchen/Diner with Breakfast Bar
- Contemporary Family Bathroom
- Generous Lawned Rear Garden
- Block-Paved Rear Area currently used for Parking
- Located in a Popular Family-Friendly Area
- Viewing Highly Advised
- Property Reference: RB0377
- One owner since new 60 years ago
- Chain Free





GUIDE PRICE £170,000-£180,000. Offered to the market for the first time in 60 years, this cherished three-bedroom semi-detached home enjoys a well-presented interior, generous outdoor space, and a highly convenient location within the ever-popular area of Wincobank.

On the ground floor, you are welcomed by a spacious and airy living room featuring a charming fireplace and a large picture window that floods the room with natural light. The open-plan kitchen/diner is modern and inviting, complete with a gas hob, breakfast bar and ample space for a dining table. From here, there is direct access to the rear garden, making it ideal for family living and entertaining.

Upstairs, there are three well-proportioned bedrooms, all benefitting from fitted wardrobes and offering cosy, bright spaces. The modern family bathroom is finished to a good standard and includes a shower over the bath.

Outside, the rear garden features a block-paved area currently used for parking, with a shared driveway running along the side of the property. Beyond this, there is a generous lawned garden, perfect for children to play or for relaxing outdoors. To the front, the home is complemented a lawned front garden.

Located in Wincobank, the property is perfectly placed for excellent local amenities, reputable schools, and superb transport links including easy access to Meadowhall, the M1 motorway, and Sheffield city centre. Wincobank is well regarded for its community feel, nearby green spaces such as Wincobank Hill and Concord Park, and its balance of convenience and tranquillity—making it an appealing choice for families and commuters alike.

This is a rare opportunity to purchase a much-loved family home, maintained by the same owners since new and ready for its next chapter.

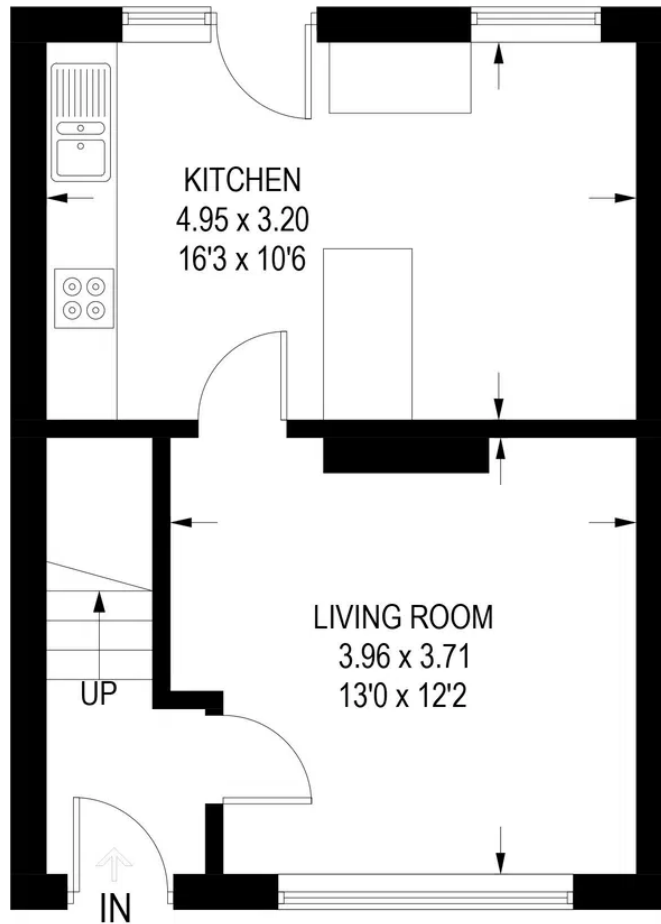
This is a delightful property in a desirable location, offering comfortable family living both inside and out.

Property Reference: RB0377

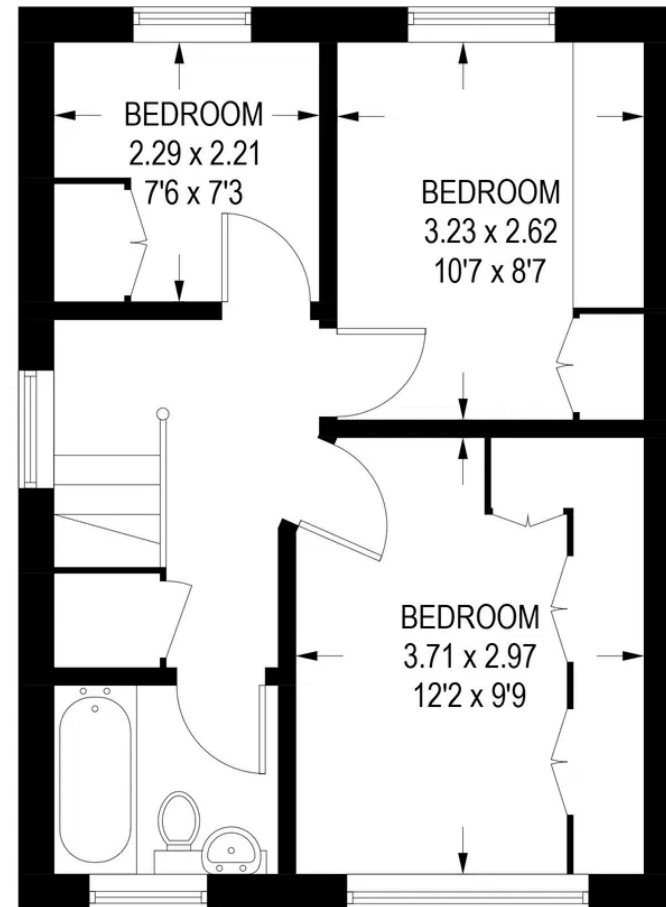


## 43 NEWMAN DRIVE

APPROXIMATE GROSS INTERNAL AREA = 70.7 SQ M / 761 SQ FT



**GROUND FLOOR**  
**35.5 SQ M / 382 SQ FT**



**FIRST FLOOR**  
**35.2 SQ M / 379 SQ FT**

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

(09/09/2020)