



Newfield Green Road, Gleadless, S2

Offers Over £175,000

- NO CHAIN - IN NEED OF FULL MODERNISATION
- THREE BEDROOM SEMI DETACHED PROPERTY
- LEASEHOLD
- FANTASTIC RENOVATION POTENTIAL
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- COUNCIL TAX BAND B - £1681.01pa
- LARGER THAN AVERAGE AND PRIVATE REAR GARDEN
- GOOD SIZED ROOMS THROUGHOUT

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**** UNEXPECTEDLY BACK ON THE MARKET ** NO CHAIN ** THREE BEDROOM SEMI DETACHED PROPERTY ** RIPE FOR RENOVATION **** Whilst in need of modernisation throughout, this sound, much loved family home offers the successful buyer bags of opportunity to put their own stamp on it. Located just 1 1/2 miles from the centre of Sheffield, within easy transport access and laying in a sought after cul de sac position. With elevated views over the City Centre, a good sized front garden and an extensive private rear garden, offering ample space to install a garden room/ office if required. A viewing is highly recommended to appreciate all this property has to offer. Briefly comprising of: Entrance hallway; Lounge open through to the dining room; Kitchen; Stairs to first floor; Three bedrooms; Family bathroom and separate WC; Side drive; Front and Rear gardens;



Council Tax Band: B



ENTRANCE HALLWAY

A part obscure glazed entrance door opens to the hallway, with; Great light provided via an uPVC double glazed window, to the side elevation; Central heating radiator; Ceiling light point; Under stairs storage; Georgian style internal doors open to the Kitchen and to the Lounge dining room;

KITCHEN

Comprising of; Wall units; Work tops; Space for under unit appliances and freestanding cooker; Single sink and drainer with mixer tap, set beneath an uPVC double glazed window to the rear elevation; Wall mounted boiler; Tiled walls; Ceiling light point; Half obscure glazed door to the side elevation;

LOUNGE

Having; uPVC double glazed bay window to the front elevation; Central heating radiator; Ceiling light point; Open arch to dining room;

DINING ROOM

With; uPVC double glazed window to the rear elevation; Feature fireplace; Ceiling light point; Central heating radiator;

STAIRS RISING TO FIRST FLOOR

BEDROOM ONE

Having; uPVC double glazed window to the front elevation; Ceiling light point; Central heating radiator;

BEDROOM TWO

With; uPVC double glazed window with lovely views to the rear garden elevation; Central heating radiator; Ceiling light point;

BEDROOM THREE

Consisting of; uPVC double glazed window to the front elevation; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Comprising of; Panelled Bath, with telephone style shower attachment; Pedestal wash basin; Part tiled part painted walls; Obscure double glazed uPVC window to the rear elevation; Ceiling light point; Central heating radiator;

SEPARATE WC

Having; WC; ceiling light point; Obscure double glazed window to the side elevation; Half tiled walls;

LANDING AND STAIRS

With; Painted spindle handrail and balustrade; uPVC double glazed window to the side elevation; Ceiling light point; Loft hatch access; Solid doors to the three bedrooms, Family bathroom and separate wc;

DRIVE

Providing off road parking for multiple vehicles;

FRONT GARDEN

Benefiting from; Good size lawned front garden with side drive and path leading to the rear; Hedge borders to the front and wall borders to the sides; Great views;

REAR GARDEN

What a garden this is, winding through mature trees and shrubs, it seems never ending. So private and unoverlooked, an ideal project for the keen gardener to get their teeth into. With a large paved area directly to the rear of the property housing a large storage shed. A couple of steps then lead up to the higher level, comprising of lawn, greenhouse and planting, interspersed with mature trees and shrubs.

ADDITIONAL DETAILS

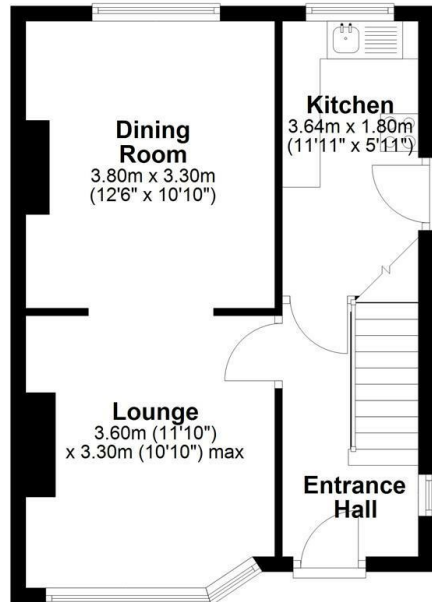
None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.





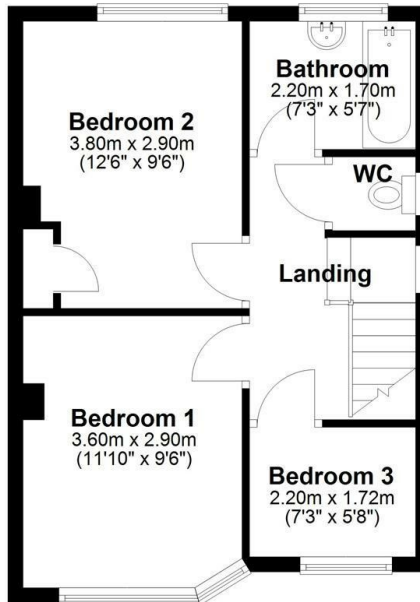
Ground Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



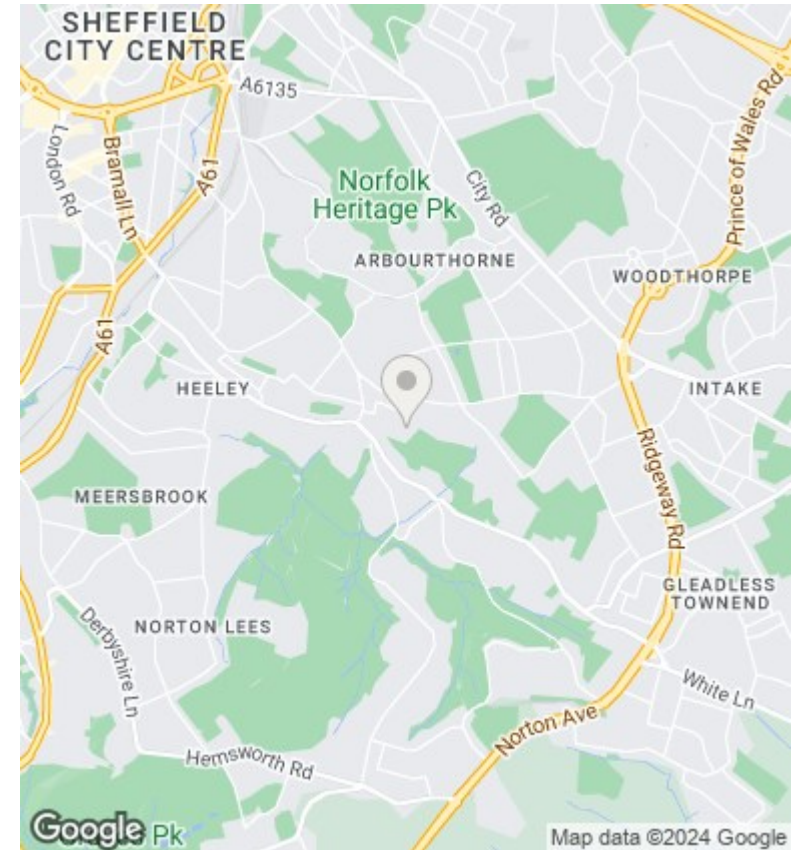
First Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 75.9 sq. metres (816.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC