



## Newfield Green Road, Gleadless, S2

Asking Price £180,000

- NO CHAIN - THREE BEDROOM SEMI DETACHED FAMILY HOME
- DRIVE PROVIDING OFF ROAD PARKING AND GARAGE
- LEASEHOLD
- GOOD SIZED ROOMS THROUGHOUT
- LARGER THAN AVERAGE GARDENS
- FANTASTIC POTENTIAL
- SEPARATE BATHROOM AND WC
- COUNCIL TAX BAND B - £1681.01pa

# Newfield Green Road, Gleadless, S2

**\*\* NO CHAIN \*\* FAMILY HOME WITH A LARGER THAN AVERAGE REAR GARDEN \*\*** Fantastic buyer opportunity, ripe to stamp your mark on this spacious three bedroom family home. Set in a private elevated position, and tucked away on this quiet cul de sac, just 1 1/2 miles from the City Centre. The property occupies a generous footprint with large gardens to the front and an extensive garden to the rear. A long side drive leads to the double length garage, situated in the rear garden. Holding so much potential, this much loved family home briefly comprises of; Entrance hallway; Breakfast kitchen; Through lounge dining room; Three bedrooms; Family bathroom, with separate WC; Drive and garage; Front and rear gardens;



Council Tax Band: B



### **ENTRANCE HALLWAY**

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

### **BREAKFAST KITCHEN**

Fitted with a range of light wood wall, base and drawer units; White roll top work surfaces, incorporating the Breakfast seating area; Single sink and drainer with mixer tap; Set beneath an uPVC double glazed picture window, looking out over the rear garden; Space and plumbing for a washing machine and other appliances; Georgian style glazed door to the through lounge dining room;

### **LOUNGE DINING ROOM**

#### **LOUNGE**

With the Lounge located to the front of the property and having; Feature electric fireplace; uPVC double glazed window to the front elevation views; Carpet flooring; Ceiling light point; Central heating radiator; Open arch to the dining area;

#### **DINING ROOM**

Having; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **STAIRS RISING TO THE FIRST FLOOR**

#### **BEDROOM ONE**

Having; Fitted storage to one wall; uPVC double glazed window to the front elevation views; Ceiling light point; Central heating radiator;

#### **BEDROOM TWO**

With; Built in storage; uPVC double glazed window to the rear garden elevation; Central heating radiator; Ceiling light point; Carpet flooring;

#### **BEDROOM THREE**

Consisting of; uPVC double glazed window to the front elevation; Ceiling light point; Carpet flooring;

#### **FAMILY BATHROOM**

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

#### **SEPARATE WC**

Having; WC; Ceiling light point; Obscure double glazed window to the side elevation; Fully tiled walls; Vinyl tiled floor;

#### **LANDING AND STAIRS**

With; Oak spindled staircase and balustrade; uPVC double glazed window to the side elevation; Ceiling light point; Carpet flooring; Loft hatch access; Solid doors to the three bedrooms, Family bathroom and separate wc;

#### **SIDE DRIVE**

Providing off road parking for multiple vehicles;

#### **GARAGE**

Double length garage set in the rear garden;

#### **FRONT GARDEN**

Benefiting from; Good size lawn and shrub planting, with drive leading to the side entrance door and on to the rear of the property; Steps lead up to the front entrance door; Hedge front and side borders; Great elevated views;

## REAR GARDEN

Whilst in need of attention, this amazing garden would be an ideal project for the keen gardener to get their teeth into. Whether the current garage is replaced with an updated version or taken down to extend the already amazing space, the options are endless. Currently having a patio seating area directly from the house, following on to a lawn and mature planting, winding down to the bottom of the tree lined garden.

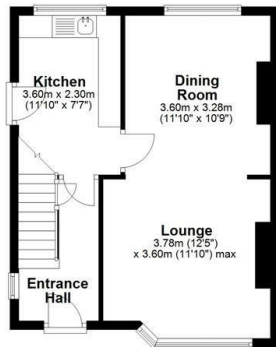
## DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





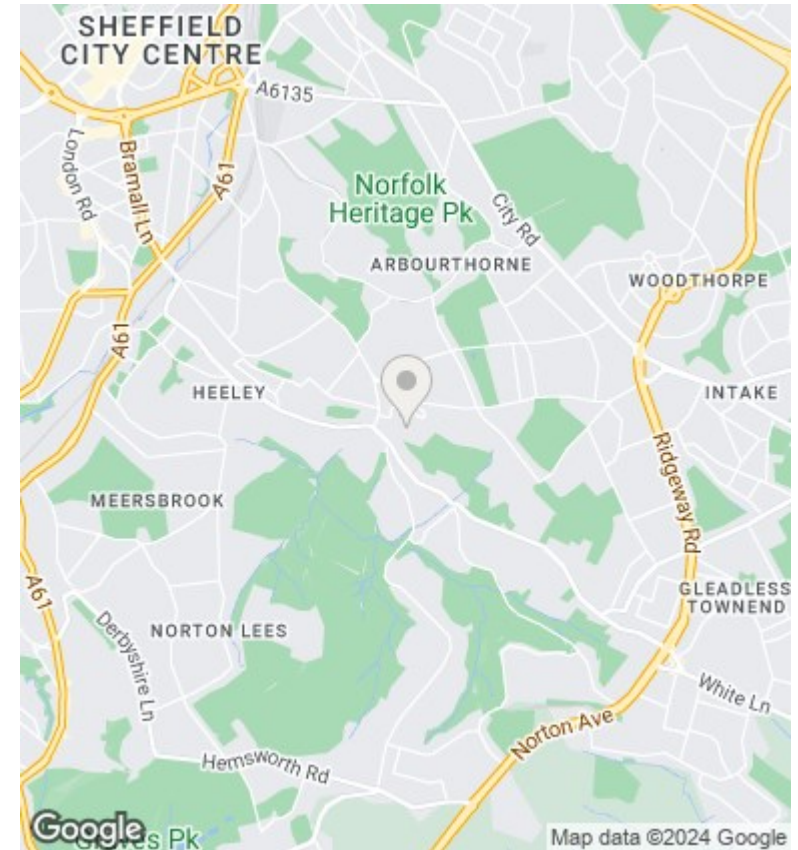
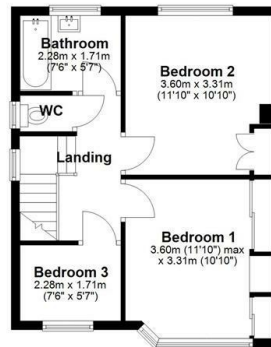
**Ground Floor**  
Main area: approx. 40.3 sq. metres (434.0 sq. feet)  
Plus garage, approx. 19.7 sq. metres (211.6 sq. feet)



Main area: Approx. 80.6 sq. metres (868.0 sq. feet)  
Plus garages, approx. 19.7 sq. metres (211.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

**First Floor**  
Approx. 40.3 sq. metres (434.0 sq. feet)



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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	