





4 Newsham Road

Meersbrook • Sheffield • S8 9EA

Asking Price £220,000

A beautifully presented two double bedroom semi-detached home, full of character, charm and original period features. Stylishly appointed throughout, this welcoming property effortlessly blends traditional character with tasteful modern finishes, creating a warm and homely feel that is ready to move into. The fitted kitchen enjoys pleasant views over the rear garden and features solid wooden worktops, a Belfast sink, integrated oven and induction hob, tiled flooring, an exposed brick chimney breast and access to both the cellar and the rear courtyard. The living room is a bright and inviting space, enhanced by generous front-facing windows, contemporary grey décor, coving, carpeting and an attractive feature fireplace, with the potential to reopen the original fireplace, subject to any necessary works and approvals. The property offers two well-proportioned double bedrooms. The front-facing bedroom is finished in stylish contrasting décor with a neutral carpet and benefits from useful built-in storage, making excellent use of the space beneath the stairs. The spacious second-floor double bedroom is currently arranged as a home office and music room, providing a versatile space that would also make an ideal guest bedroom. It features built-in eaves storage, a side-facing window, bold contemporary décor, carpeting and a column-style radiator. The stunning bathroom has been thoughtfully designed with a traditional suite, centred around a freestanding roll-top bath alongside a walk-in rainfall shower. Monochrome tiled flooring is complemented by a combination of timber panelling and brick-style wall tiling, creating a luxurious and characterful finish. Externally, the property benefits from a paved rear courtyard providing a low-maintenance outdoor space and a blank canvas for buyers to personalise. A useful brick-built outbuilding houses plumbing and electricity, making it an ideal utility space for the washing machine and tumble dryer. Newsham Road is situated in the ever-popular suburb of Meersbrook, one of Sheffield's most sought-after residential areas. Renowned for its vibrant community and abundance of independent cafés, shops and local amenities, the area offers an excellent balance of city convenience and green open spaces. Nearby Meersbrook Park provides stunning panoramic views across Sheffield, while excellent transport links give easy access to the city centre, universities and hospitals. The property is also well placed for highly regarded local schools, making it an attractive choice for professionals, couples and those looking to enjoy all that this thriving S8 neighbourhood has to offer.



- Semi Detached Home in S8
- 2 Double Bedrooms
- Character, Charm & Original Features
- Warm & Homely Feel
- Light & Airy Dining Kitchen
- Popular Location in Meersbrook, S8
- Rear Courtyard & Outhouse
- Combination Boiler & Double Glazing
- Freehold
- Council Tax Band A, EPC Rating D



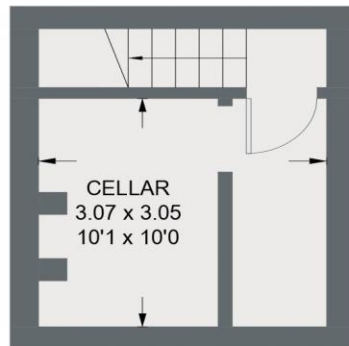
4 NEWSHAM ROAD

APPROXIMATE GROSS INTERNAL AREA = 77.5 SQ M / 834 SQ FT

CELLAR = 12.3 SQ M / 132 SQ FT

TOTAL = 89.8 SQ M / 966 SQ FT

(EXCLUDING STORE)



CELLAR
12.3 SQ M / 132 SQ FT



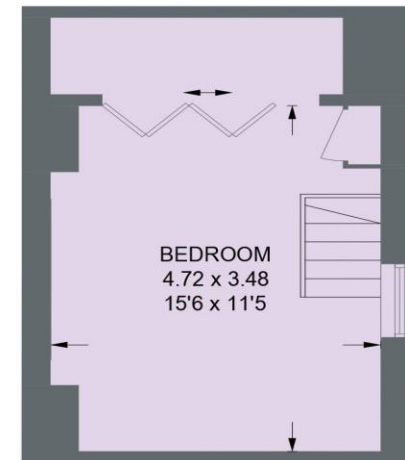
GROUND FLOOR
28.8 SQ M / 310 SQ FT



FIRST FLOOR
28.5 SQ M / 307 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



SECOND FLOOR
20.2 SQ M / 217 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.