



**Newlands Drive, Intake**  
Sheffield

**£90,000**

**Property Type:** Semi Detached House

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** A

Occupying a pleasant position, this two-bedroom home offers spacious accommodation, attractive gardens and excellent potential for a purchaser looking to create a home tailored to their own tastes. Featuring a generous kitchen diner, a cosy living room and two well-proportioned bedrooms, the property is ideally suited to first-time buyers, investors or those looking to downsize.

Property reference: RB0377

- Two Bedroom Home
- modern method auction
- In need of modernisation
- French Doors into Garden
- Well-Proportioned Bedrooms
- Front And Rear Gardens
- Popular Residential Location
- Excellent Potential Throughout
- Viewing Advised
- Property reference: RB0377



Occupying a pleasant position, this two-bedroom home offers spacious accommodation, attractive gardens and excellent potential for a purchaser looking to create a home tailored to their own tastes. Featuring a generous kitchen diner, a cosy living room and two well-proportioned bedrooms, the property is ideally suited to first-time buyers, investors or those looking to downsize.

The property is entered via a welcoming entrance hall which leads through to a bright and comfortable living room. A feature fireplace creates an attractive focal point, while large windows allow plenty of natural light to fill the space, making it an ideal room for relaxing and entertaining.

To the rear of the property is a spacious kitchen diner, providing an excellent range of storage and workspace alongside ample room for both dining and everyday family living. A breakfast bar adds further practicality, while French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

The first floor offers two well-proportioned bedrooms, both enjoying a bright and airy feel. The principal bedroom benefits from built-in wardrobes, providing useful storage, while the second bedroom offers flexibility for use as a guest room, nursery or home office. A family bathroom completes the accommodation.

Externally, the property enjoys a lawned garden to the front which enhances its kerb appeal. To the rear is an enclosed garden comprising a patio seating area and a lawn, providing a pleasant outdoor space for entertaining, gardening or simply enjoying the warmer months.

The property is in need of refurbishment throughout but offers huge potential.

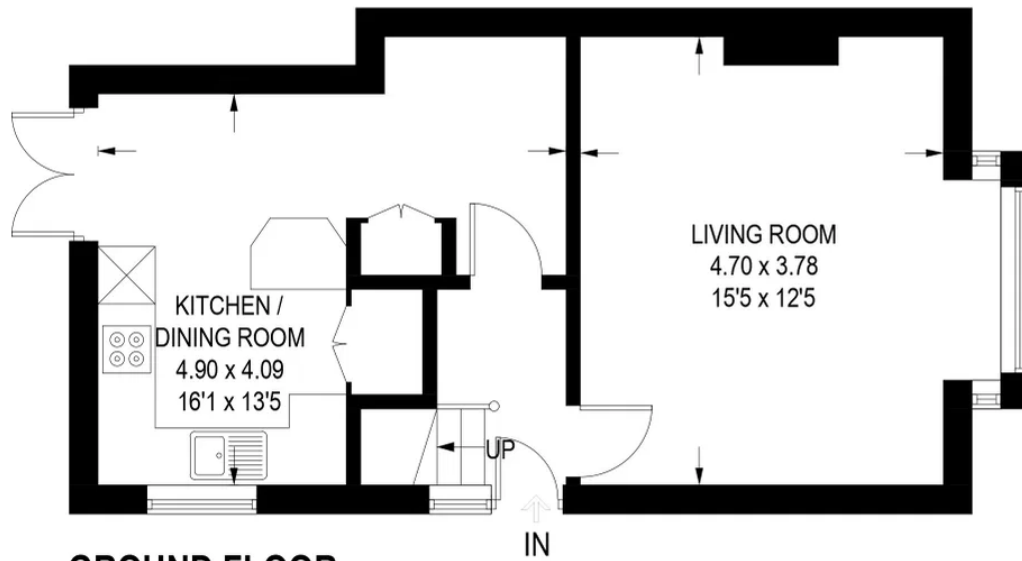
The property is located within a popular residential area of Sheffield, well placed for access to a range of local amenities including shops, supermarkets, schools and leisure facilities. Excellent transport links provide convenient access to the city centre, surrounding suburbs and the wider region, while nearby parks and green spaces offer opportunities for outdoor recreation.

Offering spacious accommodation, generous outdoor space and plenty of scope for personalisation, this well-positioned home presents an excellent opportunity for a

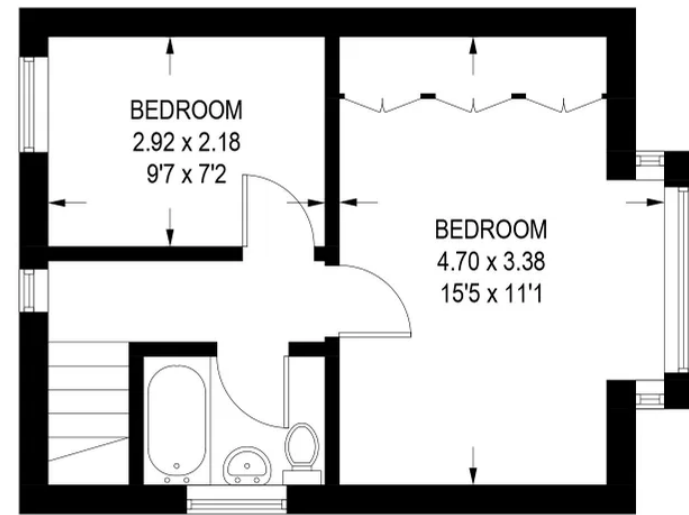


# NEWLANDS DRIVE

APPROXIMATE GROSS INTERNAL AREA = 70.1 SQ M / 755 SQ FT



**GROUND FLOOR**  
**41.4 SQ M / 446 SQ FT**



**FIRST FLOOR**  
**28.7 SQ M / 309 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1309480)