







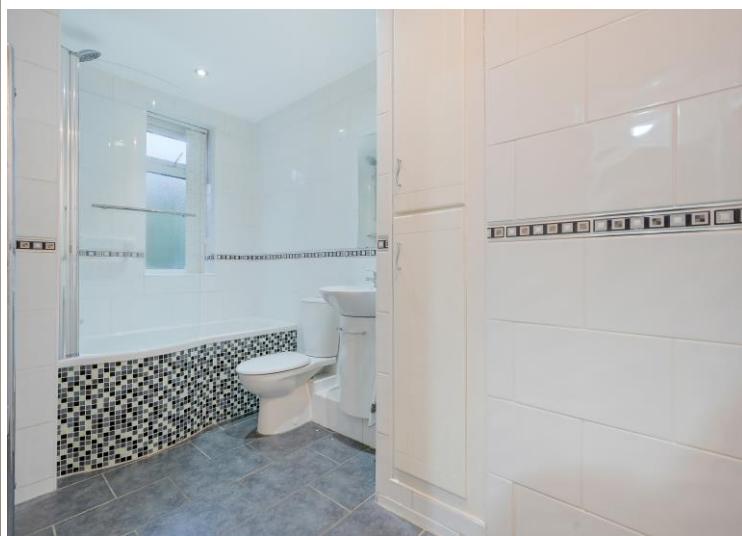
## 75 Newlands Grove

Intake • Sheffield • S12 2FU

Asking Price £160,000

An attractive and well-presented two-bedroom home with the added benefit of an additional occasional room, located on a quiet residential street in the popular S12 area. Offering flexible living accommodation, the property features two reception rooms, a stylish shaker-style kitchen, modern bathroom, enclosed rear garden and a garage. Offered for sale with no chain, this property is ideal for first-time buyers or families. The property benefits from front and rear uPVC doors and a modern shaker-style kitchen, finished with wood-effect worktops and brick-shaped tiled splashbacks. Integrated appliances include an oven, hob and slimline dishwasher, complemented by tiled flooring and a pleasant outlook over the rear garden. The adjoining dining room provides flexible living space and includes useful under-stairs storage housing the boiler. To the front of the property is a separate, front-facing lounge featuring a generous window and a feature stone-effect gas fire. Upstairs, the front double bedroom offers generous fitted storage. The second bedroom also includes fitted storage and leads down to a further occasional room, ideal for use as a dressing room or home office, overlooking the rear garden. The modern white bathroom suite is fully tiled and includes a shower over the bath. Externally, there is a lawned garden to the front and an enclosed rear garden with a combination of lawn and block-paved patio areas, along with useful storage beneath the garage. Steps lead to a rear gate providing access to the garage, which is accessed from Foxwood Road.



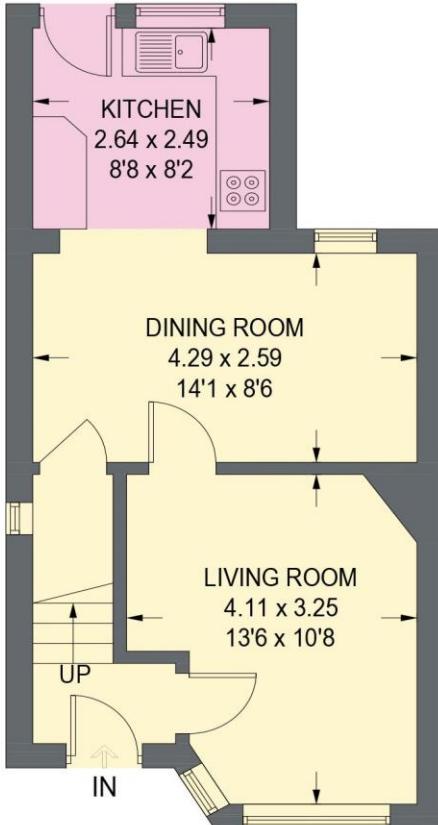


- Attractive Semi Detached House in S12
- 2 Bedrooms with Occasional Room
- 2 Reception Rooms
- Modern Kitchen & Bathroom
- Ideal for First Time Buyers & Families
- No Onward Chain
- Front Garden & Enclosed Rear Garden
- Garage & External Storage
- Freehold
- Council Tax Band A, EPC Rating TBC



# 75 NEWLANDS GROVE

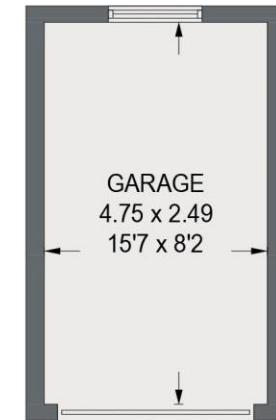
APPROXIMATE GROSS INTERNAL AREA = 71.0 SQ M / 764 SQ FT  
 OUTBUILDING = 23.7 SQ M / 255 SQ FT  
 TOTAL = 94.7 SQ M / 1019 SQ FT (INCLUDING GARAGE)



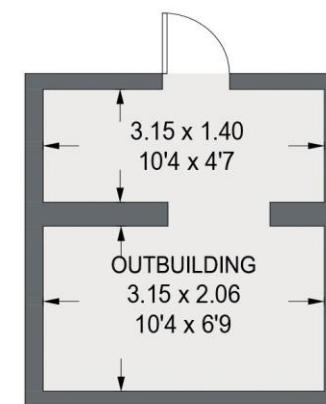
**GROUND FLOOR**  
**35.6 SQ M / 383 SQ FT**



**FIRST FLOOR**  
**35.4 SQ M / 381 SQ FT**



(NOT SHOWN IN ACTUAL  
 LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL  
 LOCATION / ORIENTATION)

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

(IDMRP2025)



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