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35 Newlands Grove

Sheffield • South Yorkshire • S12 2FU

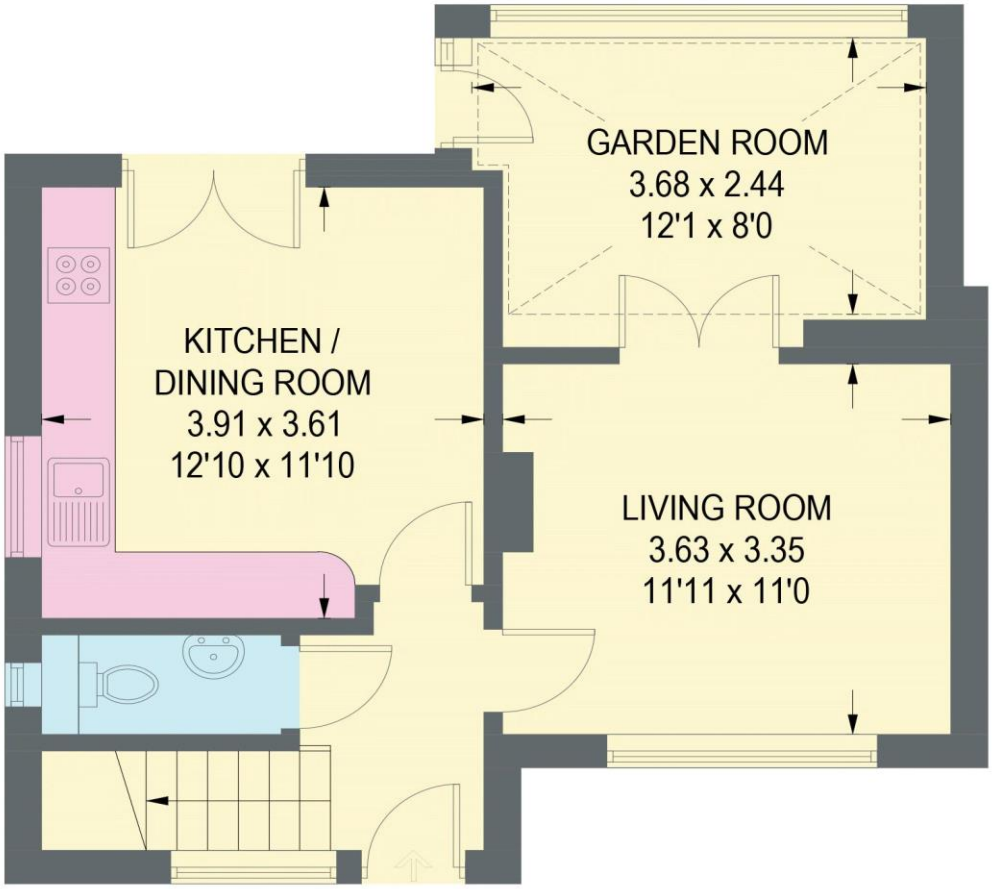
Guide Price £150,000 - £160,000

This spacious and attractive two double bedroom semi-detached home offers stylish, light-filled accommodation, ideal for first-time buyers or those looking to step onto the property ladder. Available with no onward chain. Accessed via a UPVC front door, the welcoming hallway includes a convenient ground floor WC. To the front of the property is a bright and comfortable living room, presented in neutral décor with soft grey carpeting and a feature fireplace, creating a cosy yet modern feel. This space flows seamlessly through to a stunning garden room at the rear, flooded with natural light and enjoying pleasant views over the garden—perfect as a second sitting area, home office, or playroom. The heart of the home is the spacious dining kitchen, fitted with contemporary gloss units and equipped with an integrated electric hob, newly installed sealed oven, and extractor. There is ample space and plumbing for additional appliances, as well as room for a family dining table. French doors open directly onto a decked terrace, providing an ideal setting for indoor-outdoor living and entertaining. To the first floor, a generously sized landing benefits from a large window, allowing light to pour in, along with useful built-in storage. There are two well-proportioned double bedrooms, both finished in neutral tones with grey carpeting. The principal bedroom is particularly impressive, featuring dual aspect windows, downlighting, and far-reaching views towards the city. The bathroom is fitted with a modern three-piece white suite, including a bath with shower over, vanity storage beneath the sink, and a chrome heated towel rail. Externally, the property enjoys off-street parking to the front, with a pathway leading to a secure side gate. The enclosed rear garden offers a high degree of privacy and features a decked patio area, a level lawn, and a raised terrace with attractive planting. Offering a blank canvas, it's an ideal space for buyers to personalise and create a beautiful outdoor retreat. Situated in the popular S12 area of Sheffield, Newlands Grove offers a convenient and well-connected setting ideal for first-time buyers and families, with a range of local shops, schools, and amenities close by, excellent transport links into the city centre, and easy access to nearby green spaces—providing a great balance of everyday convenience and suburban living.

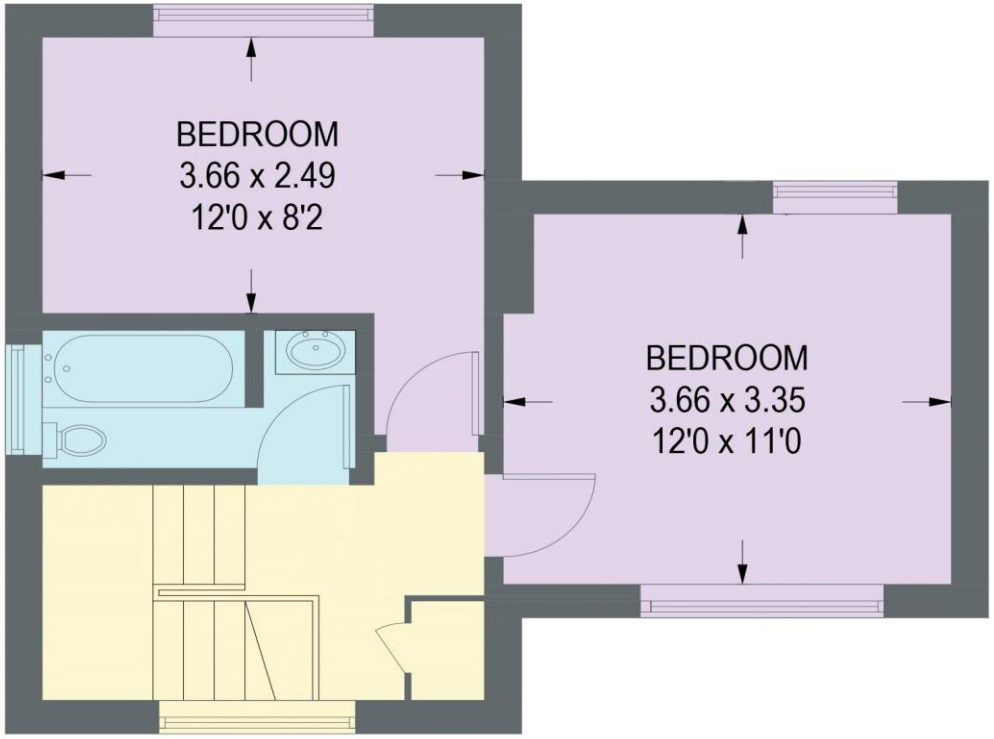
- Deceptively Spacious Semi-Detached Property
- 2 Double Bedrooms
- Light & Airy Dining Kitchen
- Versatile Garden Room
- Neutral Modern Decor
- Ideal for First Time Buyers
- Enclosed Private Rear Garden
- Driveway for 2 Vehicles
- 800 years from 05/06/1939 £1.95/6 months
- Council Tax Band A, EPC Rating D

35 NEWLANDS GROVE

APPROXIMATE GROSS INTERNAL AREA = 79.8 SQ M / 859 SQ FT
(INCLUDING GARDEN ROOM)



GROUND FLOOR
45.5 SQ M / 490 SQ FT



FIRST FLOOR
34.3 SQ M / 369 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.

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