



Newlands Grove , Intake, Sheffield



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OIRO £155,000

- Two Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- Generous Rear Garden
- Off-Road Parking
- Popular S12 Location
- Leasehold
- EPC rating C

Because property is personal with...

Belvoir



Belvoir Sheffield are pleased to offer for sale this well-presented two-bedroom home, situated in the popular S12 area of Sheffield. Offering bright and spacious accommodation, off-road parking and a generous rear garden, the property would make an excellent purchase for first-time buyers, couples or investors.

The accommodation briefly comprises a welcoming entrance leading into a spacious reception room, featuring attractive wood-effect flooring, decorative coving, a feature fireplace and plenty of natural light. From here, access leads through to the modern fitted kitchen, which offers a range of wall and base units, contrasting work surfaces, integrated oven and hob, and views over the rear garden.

To the first floor are two bedrooms. The main bedroom is particularly well proportioned and benefits from extensive fitted storage and a useful built-in dressing table, while the second bedroom provides a versatile space suitable as a bedroom, nursery or home office.

The family bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC, complemented by contemporary tiling and a heated towel rail.

Externally, the property benefits from off-road parking and a generous enclosed rear garden. The garden offers a paved patio area together with lawn and established planting, providing plenty of space for outdoor seating, entertaining or further landscaping.



A bright and appealing home with plenty of potential, conveniently positioned for local amenities and transport links. Early viewing is highly recommended.

*Lease remaining 713 years *Ground Rent TBA *Council Tax Band A *As advised by Vendors

Declaration of Interest: In accordance with the Estate Agents Act 1979, please note that the seller is related to an employee of Belvoir Sheffield.

Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.





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