

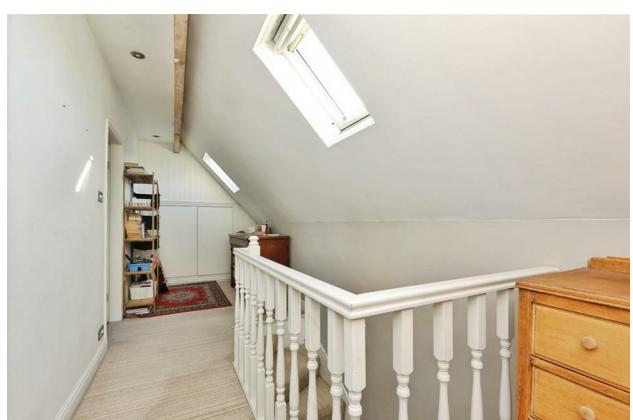
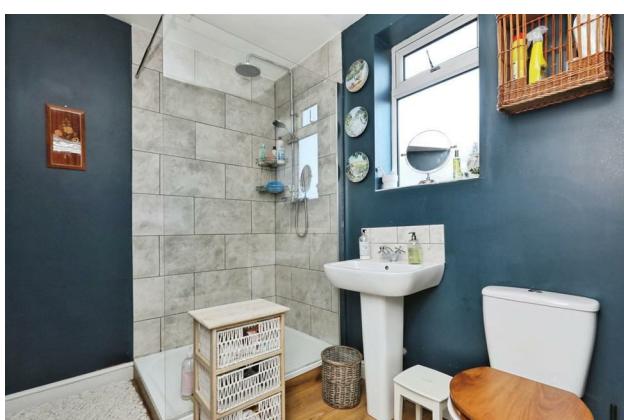
**8 Newsham Road, Sheffield, S8 9EA**

**Guide Price £350,000**

**Property Images**



## Property Images



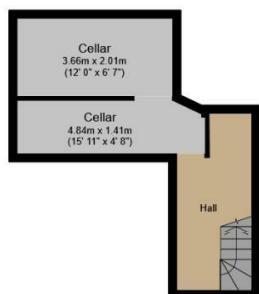
## Property Images



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**Property Images**



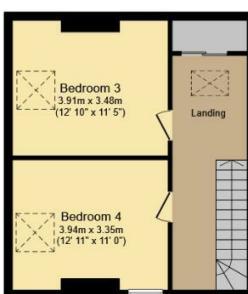
**Basement**  
Floor area 22.8 sq.m. (246 sq.ft.)



**Ground Floor**  
Floor area 51.1 sq.m. (550 sq.ft.)



**First Floor**  
Floor area 41.8 sq.m. (450 sq.ft.)



**Second Floor**  
Floor area 41.8 sq.m. (450 sq.ft.)

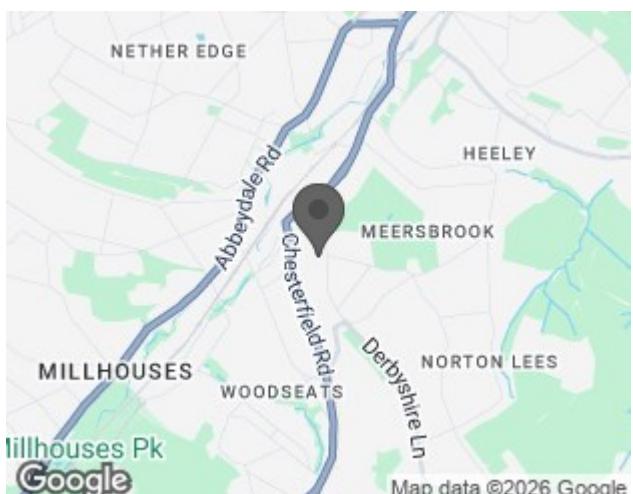
**Total floor area: 157.6 sq.m. (1,696 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or missstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Leasehold

## Summary

Guide Price £350,000 - £375,000

Nestled in the highly sought-after area of Meersbrook, this charming bay-windowed semi-detached house on Newsham Road offers a delightful blend of space and modern living. With four generously sized double bedrooms, this property is perfect for families or those seeking extra room for guests or a home office.

Upon entering, you are greeted by a welcoming side entrance hall that leads to a bright and airy front-facing living room, which seamlessly flows into the dining area, creating an ideal space for entertaining. The off-shot kitchen is well-equipped with a range of matching wall and base units, and features access out to the beautifully landscaped rear garden. Additionally, there is convenient access to a cellar in the basement, providing ample storage options.

The first floor comprises a spacious landing that leads to two double bedrooms, complemented by a modern shower room, ensuring comfort and convenience for all residents. Ascending to the second floor, you will find an open landing currently utilised for storage and a reading area, alongside two further double bedrooms. One of these bedrooms boasts stunning views over the city centre, adding a touch of charm to this lovely home.

Externally, the property features a front garden with a pathway leading to the rear garden, which is fully enclosed and designed for alfresco dining, making it an ideal spot for summer gatherings or quiet evenings outdoors. This delightful home combines modern amenities with a prime location, making it a must-see for anyone looking to settle in this vibrant community.

## Features

- Four double bedrooms
- Beautifully presented period property
- Open plan reception rooms
- Off shot kitchen with modern wall and base units
- Shower room with walk in shower
- Level & enclosed landscaped garden
- Cellar in the basement accessed from the kitchen
- Energy Performance Rating