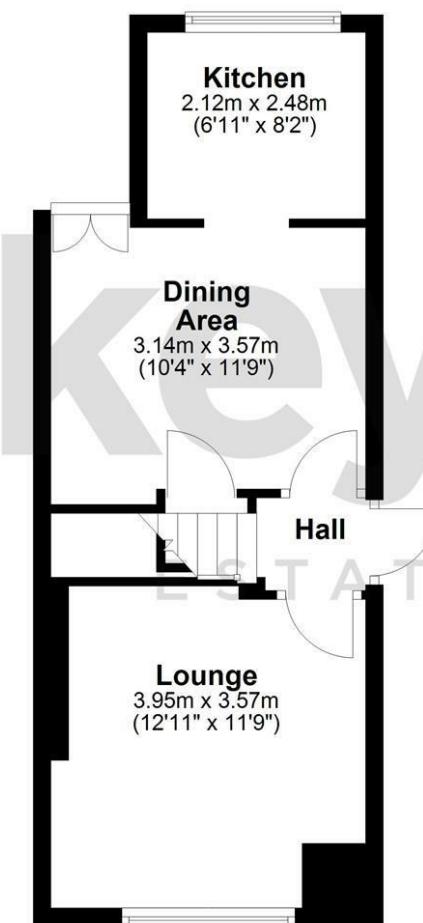


## Floorplan

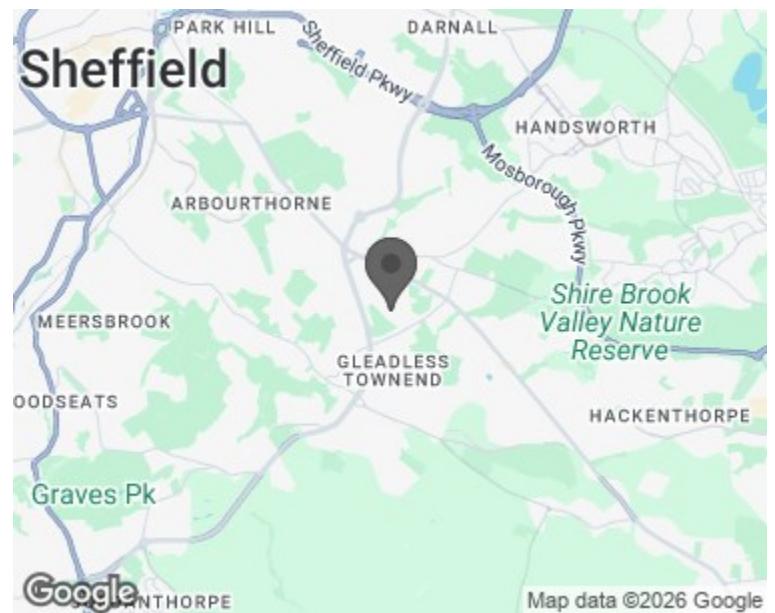
### Ground Floor



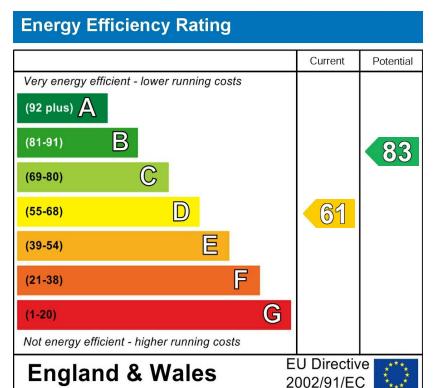
### First Floor



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lettings Team Office on 0114 2478819 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



**3 Newlands Grove**  
Sheffield, S12 2FT

**£900 PCM**



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Sheffield, S12 2FT

£900 PCM



A two bed roomed semi-detached property located in a highly sought after area! Benefiting from off road parking and an enclosed rear garden! Also having a modern kitchen and two reception rooms. Close to local amenities and on the door step to main public transport links. With good road links to Sheffield Parkway and the M1 Motorway!

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