



## Newlands Drive, Sheffield, S12

READY TO MOVE INTO!! Call our sales team to arrange your viewing on this deceptively spacious and modern throughout two bedroom semi-detached property situated in a popular spot. Having off road parking, enclosed rear garden and conservatory. With great local amenities and road links to the City Centre. Ideal for first time buyers or investors!

**Guide Price £125,000 -  
£130,000**

- TWO BEDROOMS
- SEMI-DETACHED
- MODERN AND SPACIOUS THROUGHOUT
- CONSERVATORY
- OFF ROAD PARKING



## Property Description

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### HALLWAY

Enter through UPVC door into useful hallway with neutral decor and laminate flooring. Spot lighting, radiator and stair rise to first floor landing. Doors to lounge and kitchen.

### LOUNGE

15' 5" x 10' 10" (4.70m x 3.32m)

A good sized lounge with feature wallpapered chimney breast, laminate flooring and feature fireplace. Ceiling light, two wall lights and radiator. TV point and walk in bay window to the front.



## Newlands Drive, Sheffield, S12



### KITCHEN

7' 2" x 8' 7" (2.20m x 2.62m)

Fitted with ample high gloss wall and base units, contrasting worktops and glass splash backs. Sink with drainer and mixer tap. Oven, hob and extractor fan. Space for full height fridge/freezer and under counter space for washing machine. Under stairs storage cupboard. Ceiling light, laminate flooring and UPVC door to conservatory.

### CONSERVATORY

11' 6" x 8' 8" (3.53m x 2.65m)

Useful extra living space with laminate flooring, wall lighting and sliding door to garden.



### STAIRS/LANDING

A carpeted stair rise to first floor landing with spot lighting, window and access to fully boarded loft via fixed loft ladder. Doors to two bedrooms and bathroom.

### BEDROOM 1

15' 5" x 9' 4" (4.70m x 2.86m)

A generous sized double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and walk in bay window.

### BEDROOM 2

9' 10" x 7' 4" (3.00m x 2.24m)

A generous sized single bedroom with wallpapered walls and laminate flooring. Ceiling light, radiator and window to the rear.



### BATHROOM

4' 9" x 6' 5" (1.47m x 1.97m)

Comprising of P shaped bath with mixer tap, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

### OUTSIDE

To the front of the property is a driveway and steps rise to side path. To the rear of the property is a patio surrounding astroturf, composite decking and fencing and hedging to the boundary.

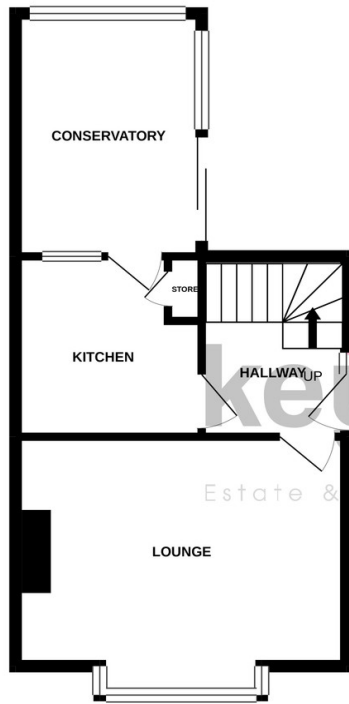


### PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- HIVE INSTALLED CAVITY WALL INSULATION

# Newlands Drive, Sheffield, S12

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Tenure

Leasehold

## Council Tax Band

A

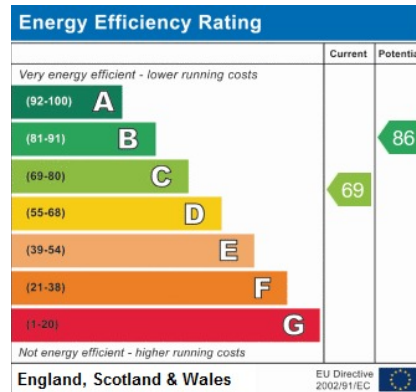
## Viewing Arrangements

Strictly by appointment

## Contact Details

38a High Street  
Mosborough  
Sheffield  
South Yorkshire  
S20 5AE

www.key2go.co.uk  
enquiries@key2go.co.uk  
0114 2478819



Address:  
Newlands Drive, Sheffield, S12

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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