



46 Broomgrove Road, Broomhall, Sheffield, S10 2NA

Saxton Mee

# 46 Broomgrove Road

## Broomhall

Offers Around

# £800,000

An impressive six double bedroom, five bathroom, semi detached family home in easy walking distance of the Botanical Gardens and offering an excellent opportunity for the growing family or multi-generational family. This delightful property has the advantage of a converted cellar, which has access independent to the house and also benefits from solar panels.

With period features throughout, this fabulous family home is situated in the catchment area for excellent schools and briefly comprises;

Imposing entrance hallway, lounge, separate dining room, kitchen and conservatory leading out onto the rear garden. To the first floor is a great size double bedroom to the front, two further double en-suite bedrooms and a family bathroom. A further staircase rises giving access to two further double bedrooms, one of those being en-suite. Externally, stairs from the rear garden lead down to the converted cellar which has its own kitchen and a further bedroom/living area and shower room.

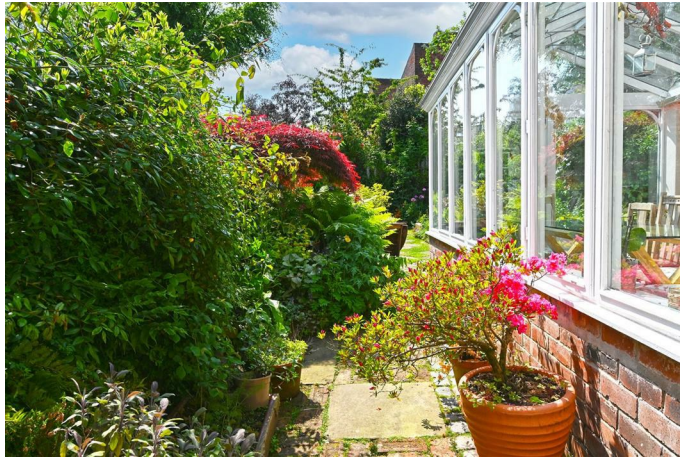
Externally the property benefits from off road parking to the front and a delightful enclosed private rear garden which has been well maintained and planted over the years with a huge variety of mature shrubs and trees.

An internal inspection is highly recommended in order to appreciate the size and quality of accommodation on offer.



- Superb Period Property With Spacious Rooms Throughout
- High Ceilings and Period Features
- Off Road Parking To The Front
- Delightful Private Rear Garden
- Cellar Conversion Ideal For Dependent Relative
- Five Further Double Bedrooms
- Situated Over Four Floors
- Close To Excellent Local Amenities And Schools
- Leasehold 800 Years From 8 March 1855
- Viewings Via Banner Cross Branch





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**Approx. Gross Internal Floor Area 2712 sq.ft / 252.00 sq.m**

Illustration for identification purposes only. Measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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