



37 Broomgrove Road, Botanical Gardens, Sheffield, S10 2NA

Saxton Mee

37 Broomgrove Road

Botanical Gardens

Asking Price

£775,000

Situated in this very sought after location on a popular road a strikingly attractive and substantial seven double bedroom / three bathroom Victorian semi-detached family home over three floors extending to approximately 3,169sq ft. In the basement useful storage cellars ideal for conversion if required.

The property is within walking distance of the Botanical Gardens close to Sheffield University and local hospitals and recreational sports facilities and the excellent shops, restaurants and bistros on Ecclesall Road.

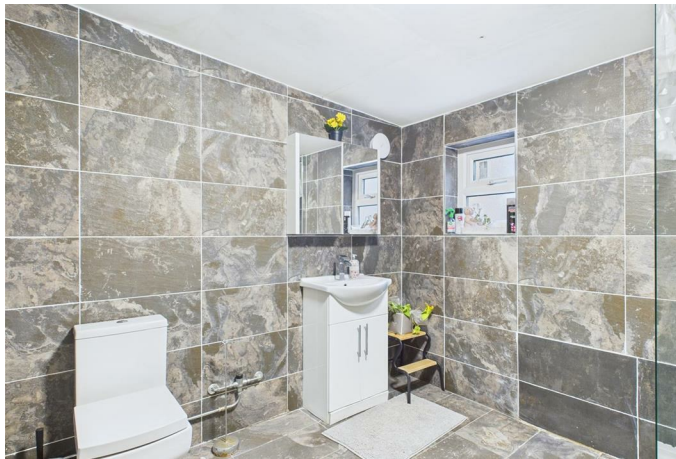
The property has retained some lovely period features and an inspection is strongly recommended to appreciate the size and layout of the accommodation. Offered for sale with early vacant possession and no upward chain.

Large reception hall, sitting room with feature bay window, separate dining room with door giving access to large breakfast kitchen, large family room, lobby with side entrance, utility / laundry room, shower / wet room with full suite. On the first floor four double bedrooms, bathroom with full suite and shower and separate W.C. On the second floor, good size landing, three further double bedrooms, bathroom with full suite and storeroom.

Outside long driveway providing extensive off-road parking and good sized front garden and sitting out area. To the rear good size garden and excellent parking.

- Superb large Victorian family residence with accommodation of approximately 3,169 sq ft
- Seven double bedrooms and three bathrooms
- Lovely period features, high ceilings and very spacious layout
- Excellent off-road parking to the front and rear along with long driveway
- For sale with early vacant possession and no upward chain
- Within walking distance to the Botanical Gardens, Sheffield University and major hospitals
- Very sought after road and excellent residential suburb
- Great amenities on Ecclesall Road and Sharrow Vale Road with first class shopping, restaurants and bistros
- Large basement cellars with potential conversion
- Early inspection strongly recommended







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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