



Embankment Road Broomhill Sheffield S10 1EZ
Offers In Excess Of £495,000

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**** NO CHAIN ** FREEHOLD **** A rare and exciting opportunity has arisen to acquire this three bedroom semi-detached home located on this quiet no-through road in this sought-after area of Broomhill. The property has been well maintained and cared for but is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste. Situated on this generous sized plot the property enjoys fabulous gardens and benefits from a double garage with electric door, a driveway providing off-road parking, gas central heating and double glazing.

In brief, the living accommodation comprises: enter through a front door into the entrance hall with the original wood panelling and access into the lounge, dining room and kitchen. The lounge has a bay window allowing lots of natural light, ceiling coving and built-in alcove shelving. An open doorway leads into the dining room with a feature fireplace and a large window to the rear aspect. The kitchen has a range of fitted cupboards with worktops which incorporate the sink and drainer. There is space for an oven, housing and plumbing for a washing machine, space for a fridge freezer and a useful pantry. A door then opens into the garden room which has patio doors opening to the rear garden along with door to the front aspect.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms, a WC and shower room. The principal bedroom has a bay window to the front aspect and has fitted sliding door wardrobes. Double bedroom two rear overlooks the garden. Bedroom three is a large single to the front aspect and has fitted shelving. The contemporary shower room has a large walk-in shower and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- FANTASTIC POTENTIAL TO MAKE A STUNNING FAMILY HOME
- THROUGH LOUNGE & DINING ROOM
- SEPARATE KITCHEN
- GARDEN ROOM
- SHOWER ROOM
- FANTASTIC GARDENS
- SOUGHT-AFTER LOCATION
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS





OUTSIDE

There are well established gardens to the front and rear. The rear garden is tiered with variety of plants, shrubs, small trees, artificial grass lawn and a block paved patio. The driveway which leads to double garage.

LOCATION

Located in the popular area of Broomhill and close to the amenities in Crookes which boasts supermarkets, shops, delicatessen, greengrocer, post office, chemist, bars and restaurants. Regular public transport. Good local schools. Easy access to Sheffield City centre, central hospitals, universities and the Peak District.

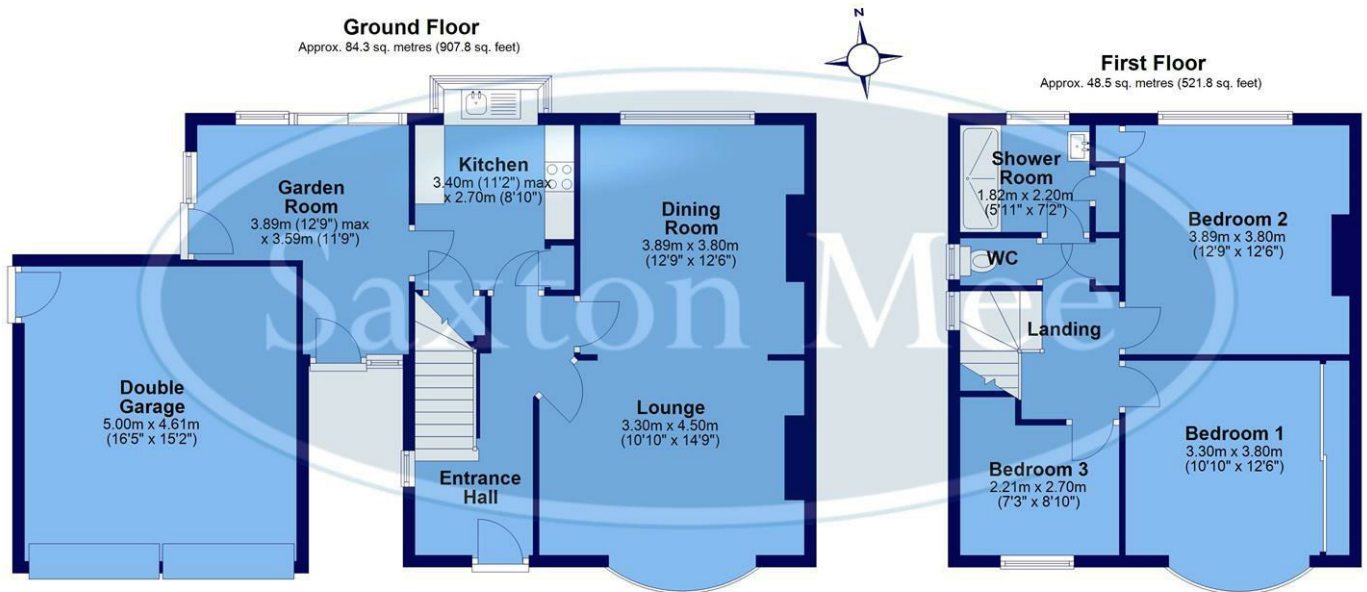
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Total area: approx. 132.8 sq. metres (1429.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths.
Plan produced using PlanUp.

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