

## 159 Broomspring Lane

Botanical Gardens, Sheffield

GUIDE PRICE £270,000-£275,000 Having recently undergone a full internal transformation to create this incredible and super stylish finish, is this this truly stunning, three double bedroomed, Victorian terraced. With an eye for detail and finished with no expense spared by the current vendors including full retire, central system to name but a few changes. This fabulous home enjoys a contemporary vibe and a feeling of space and light across all three floors of accommodation that total 1,123 sq feet. Offered to the open market with the benefit of no upward chain involved, number 159 is placed towards the top of this no through road and benefits from a residents parking scheme to the front, private rear southerly facing garden and will be incredibly popular with the professional couple, first time buyer or young family alike. Located within walking distance of central Sheffield, universities and the Hallamshire Council Tax band: A

Tenure: Leasehold

- STUNNING THREE DOUBLE BEDROOM MID VICTORIAN TERRACED PROPERTY
- FULLY REFURBISHED TO A SUPER HIGH STANDARD THROUGHOUT
- OFF SHOT KITCHEN AND TWO RECEPTION ROOMS TO THE GROUND FLOOR
- INCREDIBLY CONTEMPORARY FEEL ACROSS THREE FLOORS THAT TOTAL 1,121 SQ FEET
- NO THROUGH ROAD IN THE VERY HEART OF SHEFFIELD
  10 POSTCODE AND NO UPWARD CHAIN INVOLVED
- PERFECT FOR THE PROFESSIONAL COUPLE AND FIRST TIME BUYERS ALIKE WITH VIEWING ESSENTIAL
- HALLAMSHIRE HOSPITAL ACROSS THE ROAD AND WALKING DISTANCE TO CENTRAL SHEFFIELD













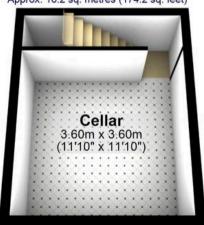


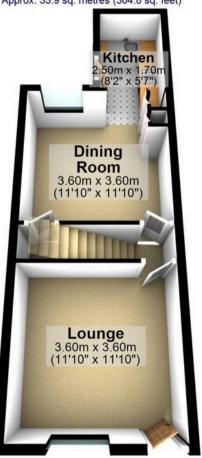


#### **Ground Floor**

Approx. 33.9 sq. metres (364.8 sq. feet)

## Cellar Approx. 16.2 sq. metres (174.2 sq. feet)





# First Floor Approx. 35.2 sq. metres (379.3 sq. feet) **Bedroom 2** Bathroom 2.80m x 2.70m (9'2" x 8'10") Landing 3.40m x 1.70m (11'2" x 5'7") Bedroom 1 4.30m x 3.60m (14'1" x 11'10")

### Second Floor

Approx. 18.9 sq. metres (203.1 sq. feet)





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Total area: approx. 104.2 sq. metres (1121.4 sq. feet)