

69 Watson Road

Broomhill • Sheffield • S10 2SD

Guide Price £375,000 - £400,000

Improved by recent owners is a beautifully presented 3-bedroom semi-detached house within a short walk of the heart of Broomhill and Hallamshire hospital. Light & airy, flexible family home which has been redecorated throughout and features a newly installed bathroom, a modern kitchen, combination boiler, and an attractive rear garden. Benefits from double glazing, a garage and off-street parking at the rear, and excellent schools within catchment. The ground floor comprises an open plan dual aspect flexible living space filled with natural light, complemented by generous windows to the front, and rear facing French doors, creating direct access to the garden. The kitchen is fitted with a range of modern white gloss units, contrasting worktops and integrated appliances including an oven, electric hob, extractor, fridge freezer, washing machine, dishwasher and microwave. Offering a pleasant garden outlook and alternative side door access. On the first floor there is 3 bedrooms including two double bedrooms and a third single bedroom, all stylishly presented in warm modern tones and grey carpet. The family bathroom is equipped with 3-piece white suite, floating vanity unit, rainfall shower, and finished with impressive tiling. Outside, there is a well-maintained front garden. Side access leads into the rear garden with a lawn and recently installed decked patio. A path leads to the garage at the rear end of the garden which also provides off street parking, access off Watson Road via a private road/lane. Watson Road is ideally located within a short walk of Broomhill and all the local amenities, pubs, cafes and restaurants it has to offer. There is a regular bus route and excellent transport links to the city centre. Hallamshire Hospitals and universities are also within a short walk, along with excellent local schools, including Broomhill Primary and Tupton Secondary.





- Beautifully Presented Semi-Detached House
- Spacious Light & Airy Accommodation
- 3 Well Presented Bedrooms
- Modern Kitchen & Stylish Bathroom
- Open Plan Dual Aspect Living Area

- Walking Distance of Heart of Broomhill
- Attractive Rear Garden
- Garage & Off Street Parking at Rear
- Freehold
- Council Tax Band C, EPC Rating C



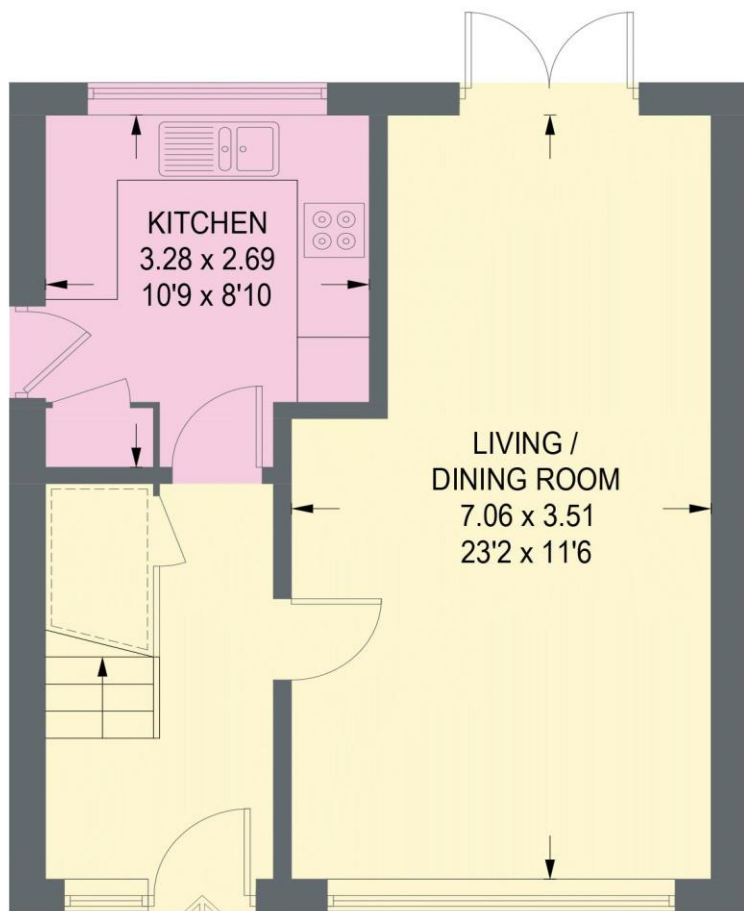


69 WATSON ROAD

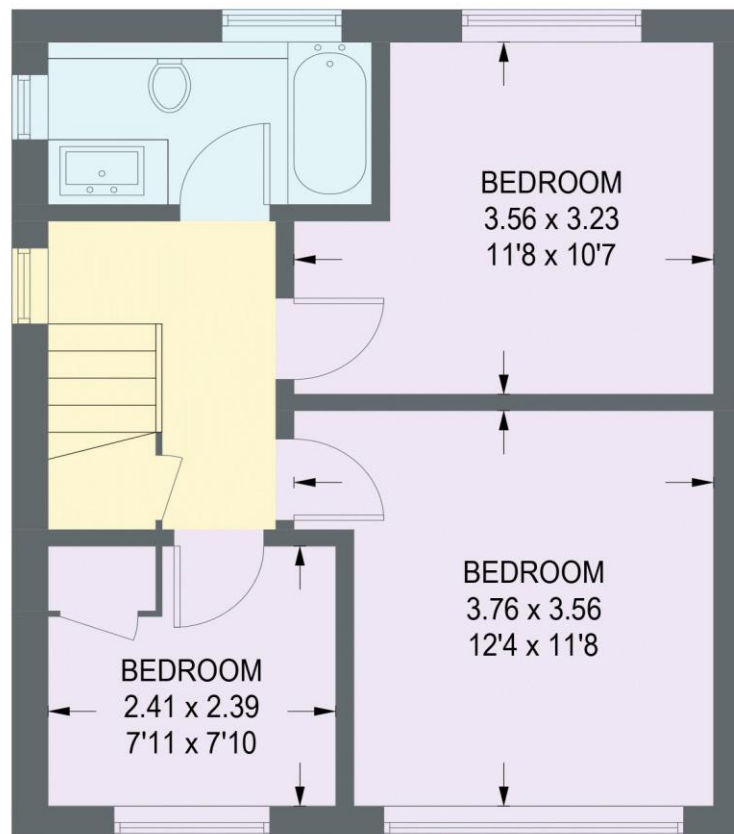
APPROXIMATE GROSS INTERNAL AREA = 78.7 SQ M / 847 SQ FT

GARAGE = 16.1 SQ M / 173 SQ FT

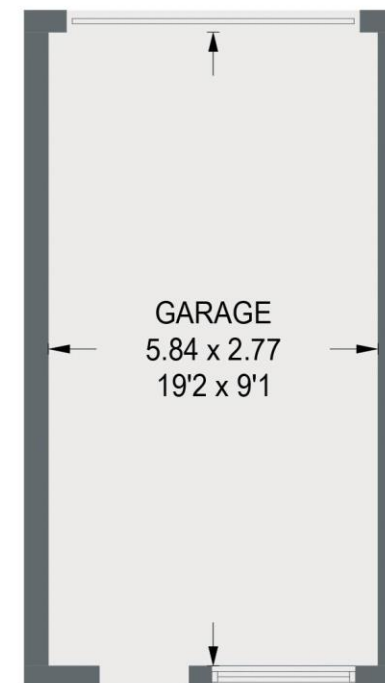
TOTAL = 94.8 SQ M / 1020 SQ FT



GROUND FLOOR
39.6 SQ M / 426 SQ FT



FIRST FLOOR
39.1 SQ M / 421 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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