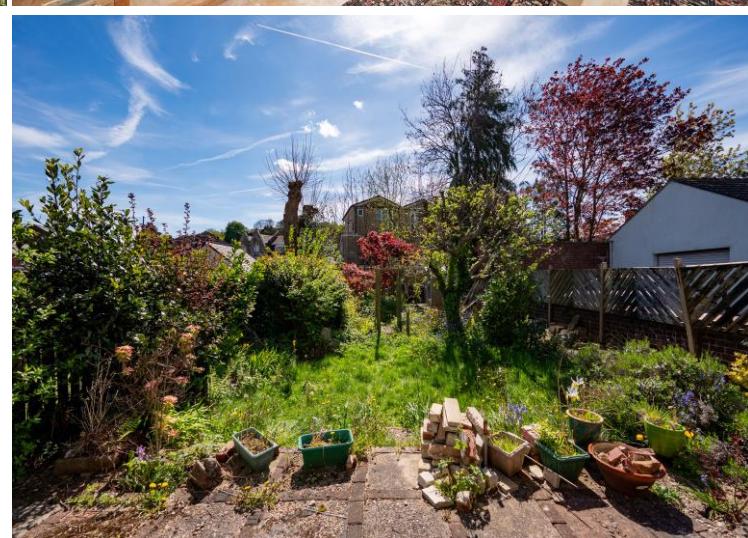
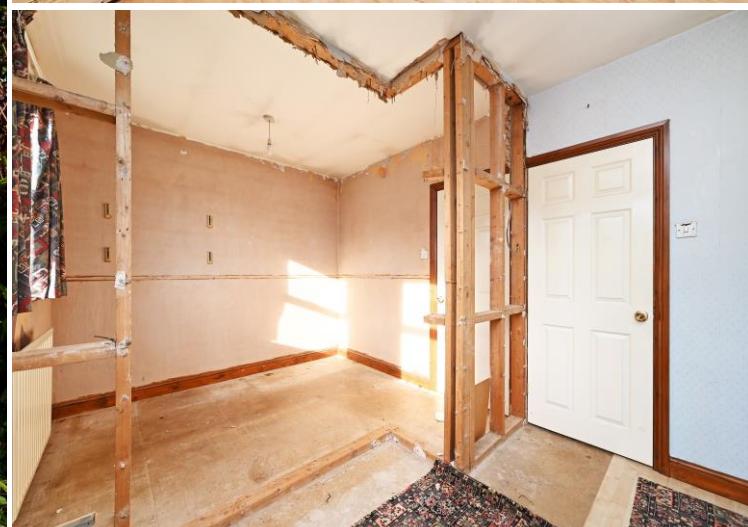


## 5 Bromwich Road

Woodseats • Sheffield • S8 0GF

Guide Price £290,000 - £310,000

Offering superb potential is a 5/6-bedroom house located on a tree-lined road in Woodseats. Spacious accommodation over two floors, measuring an impressive 2071 sq.ft. Flexible family home requiring a full scheme of improvements and modernisation with potential to extend and/or re-configure the space, subject to consents. Currently has combination gas central heating and double glazing. The ground floor has a side entrance hall, two front reception rooms, a larger size family room with patio doors and potential to extend at the rear. Adjoining is a spacious breakfast kitchen and a separate utility room, offering the potential to create a modern, open plan interior with access to the garden. There is also useful storage, access to the cellar, and a rear porch. Any major works will be subject to consents. The first-floor features two front facing bedrooms and a potential shower room with plumbing in situ. There is a side facing single bedroom and further double overlooking the garden. Two existing smaller bedrooms have been knocked through to create one room. The family bathroom is fully tiled and equipped with a 3-piece white suite. A front gate, low wall and established hedging creates privacy from the road. Side access leads to the rear, with an established rear garden filled with mature planting. Bromwich Road is ideally placed in Woodseats for a range of amenities and facilities including pubs, bars, restaurants, shops, schools and Graves Park. Excellent transport links and access to Sheffield, Chesterfield and the motorway network. Freehold property, with no onward chain.



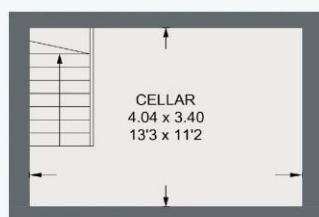
- 5/6 Bedroom House
- Spacious Accommodation with 2071 sq.ft
- Popular Road in Woodseats
- Requires Full Scheme of Modernisation
- Offers Fabulous Potential
- Established Rear Garden
- Combination Boiler & Double Glazing
- No Onward Chain
- Freehold
- Council Tax Band C, EPC Rating D

# 5 BROMWICH ROAD

APPROXIMATE GROSS INTERNAL AREA = 178.7 SQ M / 1923 SQ FT

CELLAR = 13.8 SQ M / 148 SQ FT

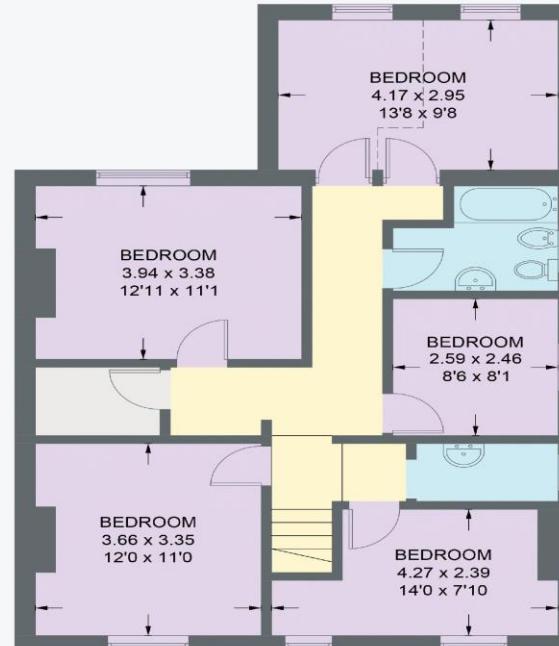
TOTAL = 192.5 SQ M / 2071 SQ FT



**CELLAR**  
13.8 SQ M / 148 SQ FT



**GROUND FLOOR**  
99.4 SQ M / 1070 SQ FT



**FIRST FLOOR**  
79.3 SQ M / 853 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.