







53 Southgrove Road

Botanical Gardens • Sheffield • S10 2NP

£375,000

An excellent opportunity to purchase this Freehold semi detached property, in this very popular location. The property is currently divided into 2 separate self contained apartments, and excellent potential is offered to convert it back into a large 4 bedroom, 2 bathroom family house or alternatively keep it as 2 apartments. The property has full UPVC double glazing throughout and both apartments have gas central heating with separate combination boilers in each. The ground floor apartment currently has a living room, bedroom, kitchen and bathroom and the 1st floor apartment has a kitchen, living room, 2 bedrooms and a bathroom. Outside there is off road parking to the front and large family garden to the rear with patio and level lawn. Southgrove Road is a very popular road just off Ecclesall Road with its extensive range of shops, pubs and restaurants and it is very well placed for the city's hospitals and universities.



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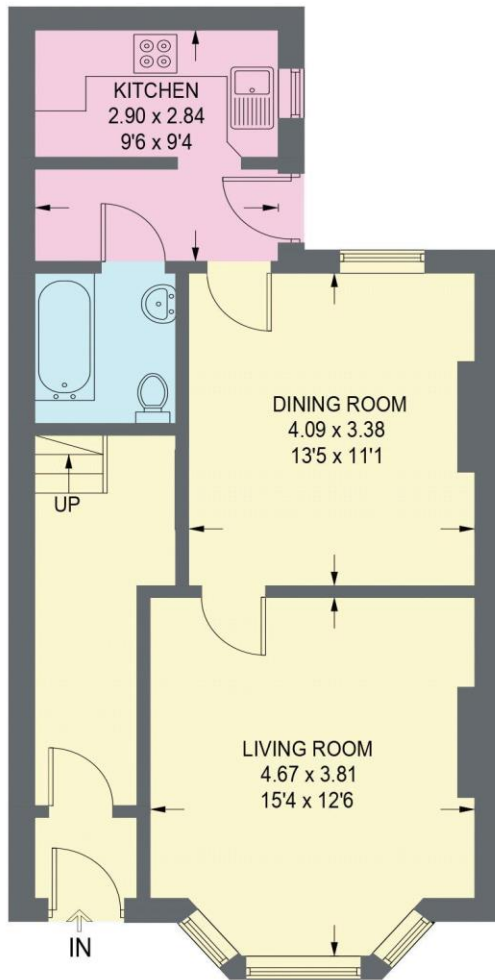
- Large Semi Detached Property
- Currently Two Separate Apartments
- Family Garden To The Rear
- UPVC Double Glazing
- Gas Central Heating
- Off Road Parking
- Superb Potential
- No Onward Chain
- Freehold
- EPC - Both Apartments are D



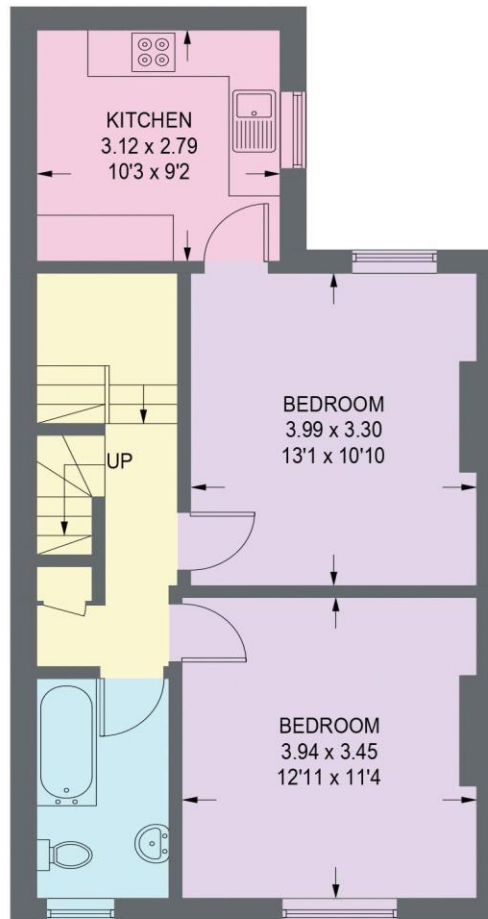


53 SOUTHGROVE ROAD

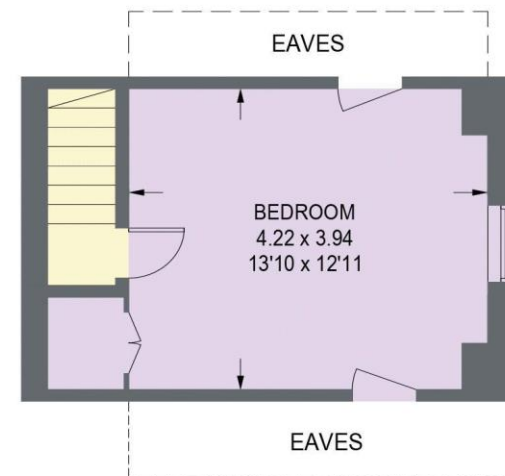
APPROXIMATE GROSS INTERNAL AREA = 123.3 SQ M / 1327 SQ FT (EXCLUDING EAVES)



GROUND FLOOR
52.5 SQ M / 565 SQ FT



FIRST FLOOR
50.7 SQ M / 546 SQ FT



SECOND FLOOR
20.1 SQ M / 216 SQ FT

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

(IDMRP2025)



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