











## 19 Marlborough Road

Sheffield • South Yorkshire • S10 1DA

Guide Price £575,000 - £600,000

Located in the heart of Broomhill is a charming 5-bedroom period semi-detached family home. A unique property bursting with original features, period charm and character arranged over 4 levels creating a flexible family home offering fabulous potential to further develop. The property enters through a side entrance into a welcoming hallway complemented by beautiful original floor. The traditional kitchen is fitted with wooden units, solid wooden worktops and original built-in storage, finished with a tiled splashback and providing space for appliances. The oven and gas hob are integrated. Providing space for a breakfast table with a pleasant garden outlook. There are 2 spacious reception rooms, both preserving the period charm offering a flexible living space. Both rooms feature a focal fireplace with French doors to the rear creating a direct link to the garden. Stairs descend from the hallway to a partially converted cellar space providing 2 versatile occasional rooms and a separate storeroom. The first floor landing complete with stunning stained-glass window leads to 3 double bedrooms and a traditional family bathroom, equipped with roll top bathtub, vintage sink and WC, partially tiled. Stairs rise to second floor, creating a further 2 light and airy double bedrooms styled in a neutral palette. Externally an attractive stone patio filled with established planting creates a lovely courtyard, seating area which leads round to the southerly facing rear garden. Designed with a decked patio and lower lawn. A private, enclosed outdoor space in which to relax. Marlborough Road is a very popular road close to the heart of Broomhill with its excellent range of shops, supermarkets, cafes, pubs and restaurants. Both Universities are on the doorstep as are the cities hospitals. The city centre lies only a couple of miles away and the Peak District approximately 3 miles away.









- Charming Semi Detached Period Property
- 5 Double Bedrooms & 2 Bathrooms
- Located in Heart of Broomhill
- Period Charm & Character
- Original Features Throughout
- Sought After Location & Excellent Amenities
- Private Southerly Facing Rear Garden
- Offering Fabulous Potential
- Leasehold TBC
- Council Tax Band D, EPC Rating D





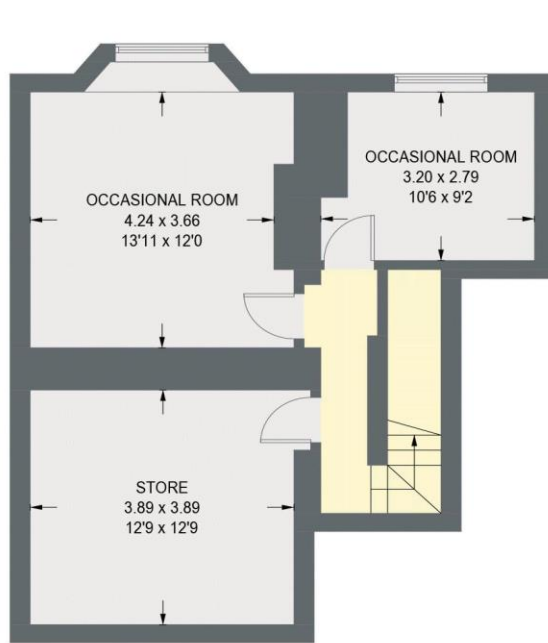


# 19 MARLBOROUGH ROAD

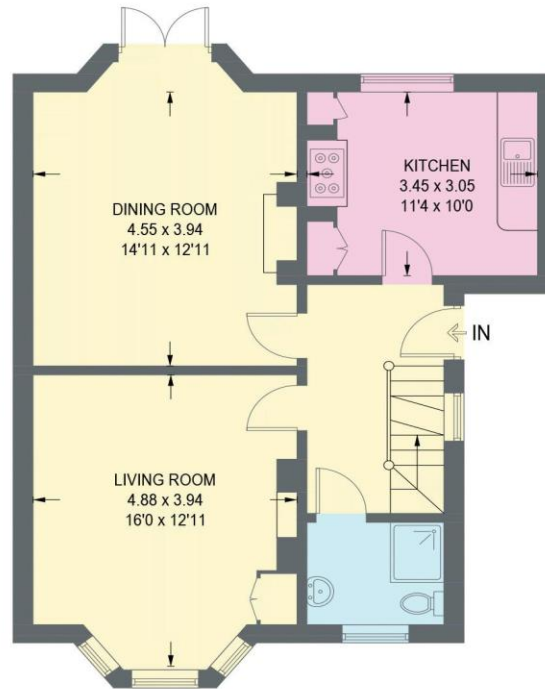
APPROXIMATE GROSS INTERNAL AREA = 152.4 SQ M / 1641 SQ FT

CELLAR = 54.3 SQ M / 584 SQ FT

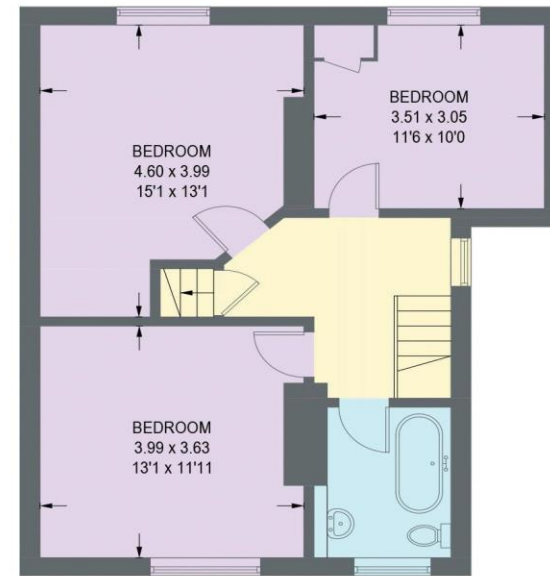
TOTAL = 206.7 SQ M / 2225 SQ FT



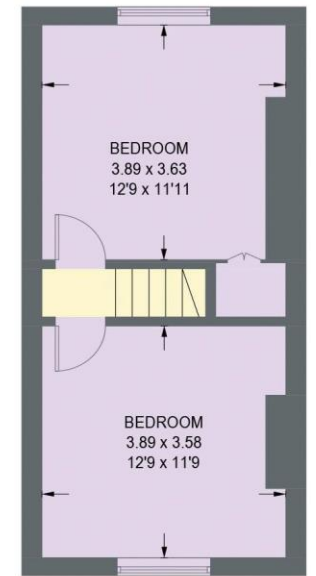
**CELLAR**  
54.3 SQ M / 584 SQ FT



**GROUND FLOOR**  
61.4 SQ M / 661 SQ FT



**FIRST FLOOR**  
58.7 SQ M / 632 SQ FT



**SECOND FLOOR**  
32.3 SQ M / 348 SQ FT

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





haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

0114 276 8868