







75 Bower Road

Crookesmoor • Sheffield • S10 1ER

Asking Price £400,000

Located in the highly sought-after area of Crookesmoor, this substantial period six-bedroom, two-bathroom family home offers spacious and versatile accommodation arranged over four floors, ideally suited to families, professionals or investors. The property is in need of general maintenance and cosmetic upgrading, offering excellent scope to develop, reconfigure and create a fabulous modern family home while retaining its original character. Viewing is highly recommended to appreciate the size, character and potential on offer. The property is entered via a period stained-glass front door into a generous hallway. There are two spacious reception rooms providing flexible living space, one of which features a period fireplace and enjoys a south-facing aspect to the rear. Also on this level is a bathroom fitted with a white suite and double shower. Stairs descend to the lower ground floor where there is a generous family dining kitchen with a pleasant garden outlook and a good range of fitted units. This level also benefits from an alternative side entrance and two basement storage rooms, offering excellent potential for conversion or further development (subject to consents). To the first floor are three double bedrooms along with a shower room finished in a modern monochrome tile design. A versatile landing area with staircase leads to the top floor, which provides a large double bedroom and two further smaller single bedrooms, or alternatively flexible living or working space that could be reconfigured to suit individual needs. Externally, the south-east facing rear garden offers a stone patio area ideal for al fresco dining, along with a lawn bordered by established planting and fruit trees, providing an attractive and private outdoor space. The location offers excellent access to local shops, cafés, universities and hospitals, together with strong transport links into Sheffield city centre. Situated within walking distance of Crookes, Broomhill and the University of Sheffield, the property is well placed for a wide range of amenities and green spaces.



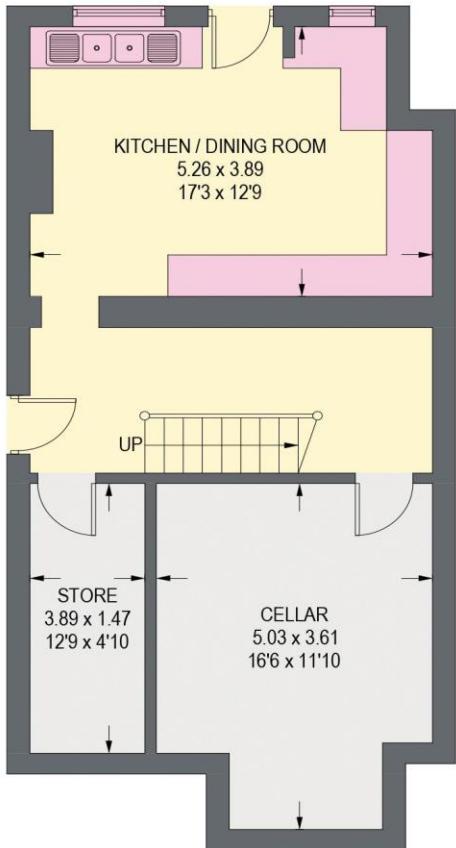


- Substantial Family Home in Crookesmoor, S10
- 6 Bedrooms & 2 Bathrooms
- Period Charm & Original Features
- Arranged Over 4 Levels
- Fabulous Potential to Develop
- In Need of General Maintenance & Cosmetic Upgrade
- Sought After, Convenient Location
- Southeast Private Rear Garden & Patio
- Freehold
- Council Tax Band C, EPC Rating TBC

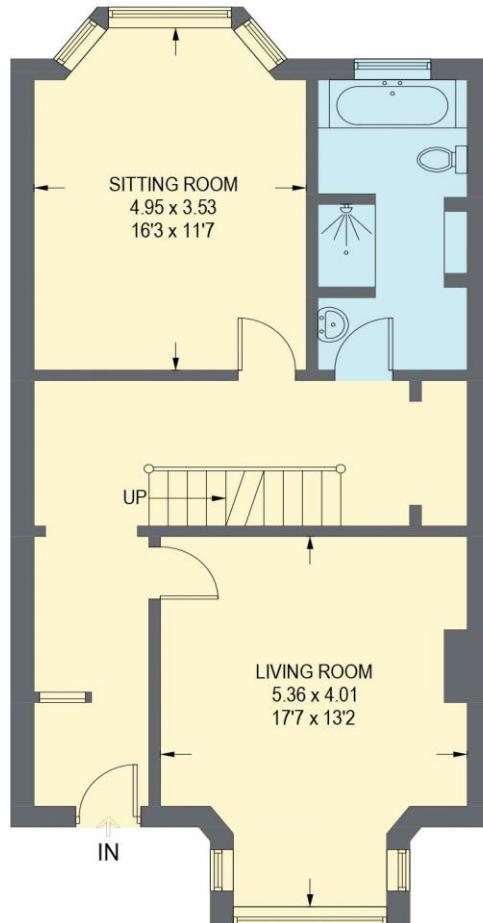


75 BOWER ROAD

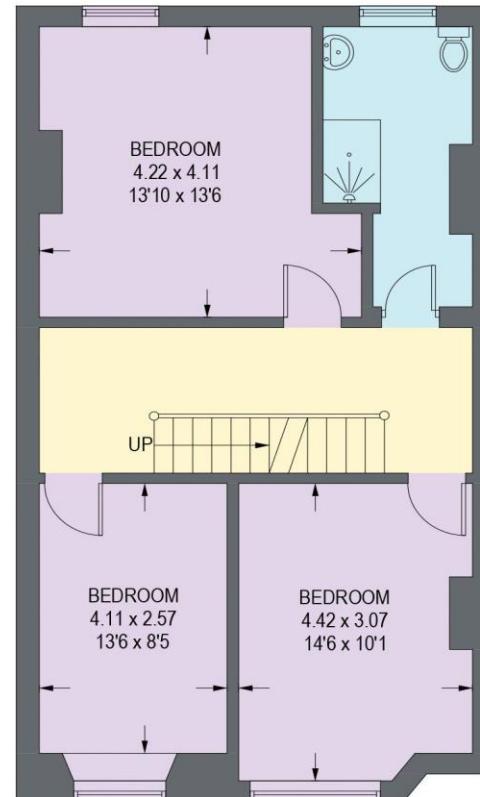
APPROXIMATE GROSS INTERNAL AREA = 231.2 SQ M / 2488 SQ FT



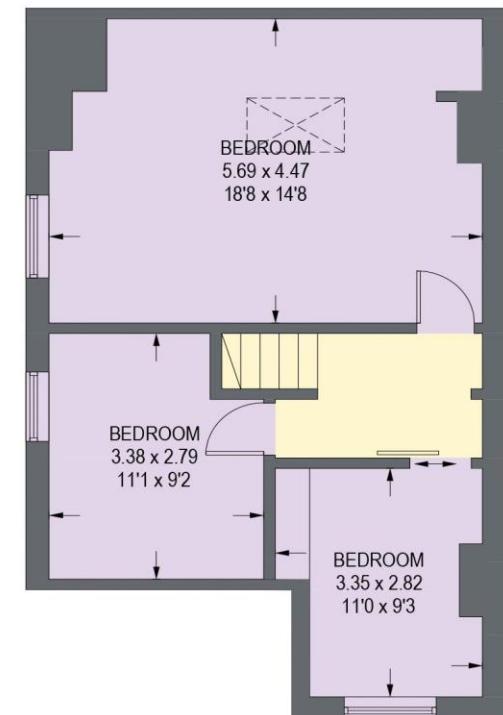
LOWER GROUND FLOOR
56.6 SQ M / 609 SQ FT



GROUND FLOOR
64.1 SQ M / 690 SQ FT



FIRST FLOOR
60.2 SQ M / 648 SQ FT



SECOND FLOOR
50.3 SQ M / 541 SQ FT

Illustration is for identification purposes only,
measurements are approximate, not to scale.
(IDMRP2025)



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