



54 Parkers Road, Broomhill, Sheffield, S10 1BN

Offers In The Region Of £250,000

- SEMI DETACHED HOME
- IN NEED OF MODERNISATION
- POPULAR LOCATION
- RESIDENTS CAR PARKING
- THREE BEDROOMS
- UPVC DG
- CLOSE TO UNIVERSITY AND HOSPITALS
- NO CHAIN
- SOME ELECTRIC HEATING
- GARDENS TO FRONT AND REAR

Andersons are delighted to offer to the open market this fine three bedroom semi detached property. Ideally located for the full range of excellent amenities in Broomhill and Crookes, including local shops and supermarkets, schooling, pubs and restaurants. Although within close proximity and walking distance, excellent public transport links provide easy access to the city centre, principal hospitals and universities. The property requires a scheme of modernisation and cosmetic upgrading but with a bit of vision this could be a fine home for couples or families and would also be of interest to investors and landlords.

The property briefly comprises; entrance porch, entrance hall, lounge/dining room, kitchen, three double bedrooms and a family bathroom. The property benefits from double glazing throughout, some electric heating and residents car parking. To the outside, there is small garden area to the front and a private garden to the rear, providing plenty of space for entertaining family and friends in the summer months.

Viewing is strongly advised if looking for a fabulous family home, offering excellent school catchment, in this highly desirable and sought-after location.



Council Tax Band: B



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ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

6'2" x 2'7"

Having uPVC double windows, and a glazed UPVC entrance door.

ENTRANCE HALL

Accessed via a uPVC entrance door with complementary glazed side panel. The staircase benefits from storage below, as well as a small WC and leads to the first floor accommodation

LOUNGE/DINER

18'1" (max) x 12'9" (max)

Having a side facing uPVC double glazed window, an electric radiator and a rear facing uPVC picture window and double glazed door which leads out onto the rear garden.

KITCHEN

Being fitted with a range of units above and below roll top work surfaces with tiled splash backs. Incorporated within is a one and a half bowl sink unit with mixer tap, space for a freestanding cooker and space for under counter fridge and freezer. There is also a front facing uPVC double glazed window.

FIRST FLOOR

BEDROOM ONE

13'0" x 10'1"

With a front facing UPVC double glazed window, built in wardrobe and further built-in storage

BEDROOM TWO

10'0" x 6'2"

Having a rear facing UPVC double glazed window

BEDROOM THREE

10'0" x 6'2"

Having a rear facing UPVC double glazed window.

BATHROOM

6'8" x 4'6"

Fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC. There are tiled splash backs, tiled flooring and a side facing uPVC window

OUTSIDE

There are gardens to the front of the property and a path leads to the side and in turn to a further lawned garden with timber shed.

PARKING

We have been informed that the lease refers to "a right to use the private car" park shown on the title plan for the purpose of parking thereon a private car only and for no other purpose whatsoever. The plan shows a private car park at the end of the Parkers Road next to Crooks Road and accessed from Crookes Moor Road

GENERAL

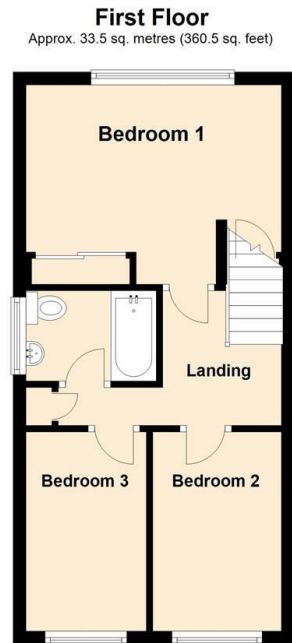
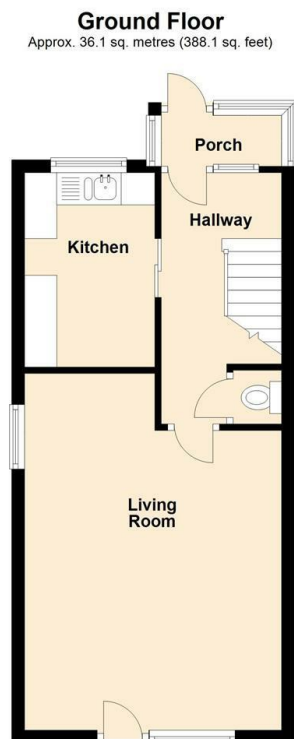
The sale of this property is subject to Probate. The application has been submitted and we anticipate the Grant of Probate to be returned within the time line of a 'normal' sale. However we cannot guarantee this so please take this into consideration if you wish to offer on this property.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. No tests have been carried out on any appliances, fires and boilers and any mention of these relates to their physical presence and not their working condition.

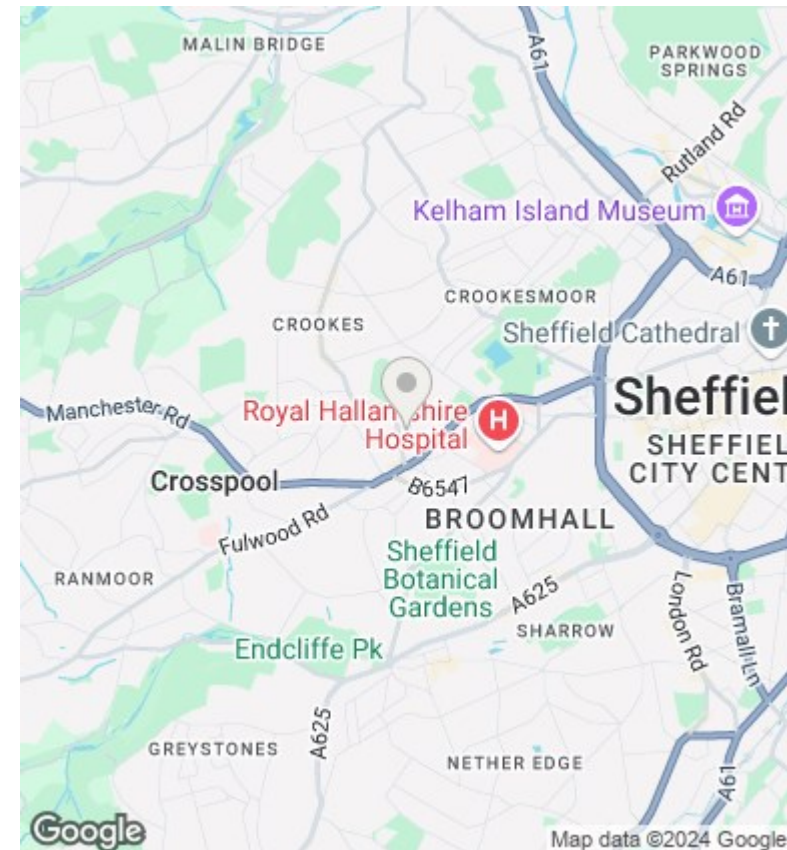
We are informed by the seller that the tenure of this property is Leasehold, please consult us for further details.







Total area: approx. 69.6 sq. metres (748.7 sq. feet)
Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.
Plan produced using PlanUp.



Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

