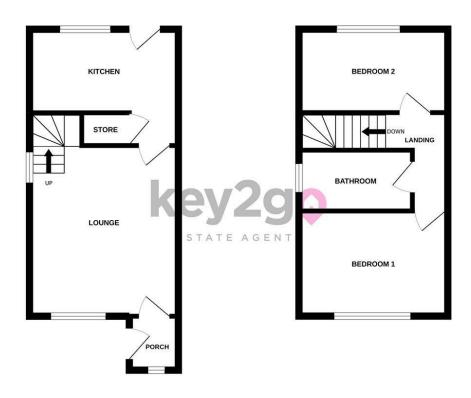
GROUND FLOOR 301 sq.ft. (28.0 sq.m.) approx. 1ST FLOOR 284 sq.ft. (26.3 sq.m.) approx.

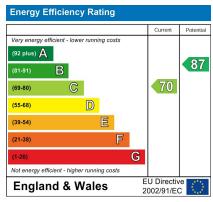


TOTAL FLOOR AREA: S85 sq.ft. (54.3 sq.m.) approx.
Whilst every sittengs habe been made to expect the accusacy of the floorgian contained been, measurement of doors, windows, rooms and any other term are approximate and no responsibility is taken to any error orisission or mis-selement. This plan is to flustratine purpose only and should be used as such by any rospective purchaser. The services, systems and appliances shown have not been lested and no guarant as to their operability or efficiency can be given.

#### Area Map



## **Energy Efficiency Graph**



### Viewing

Please contact our Lettings Team Office on 0114 2478819 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





77 Broomwood Gardens Beighton, Sheffield, S20 1GQ

£800 PCM













# 77 Broomwood Gardens

Beighton, Sheffield, S20 1GQ

#### **f800 PCM**







Modern 2 bed semi-detached house just a short distance from numerous shops/amenities, including Crystal Peaks/Drakehouse outlets. Transport links are excellent, including key bus routes, and the Supertram network is a short walk away. You're also within a short distance of Rother Valley County Park and Gullivers World.

Situated in Beighton, which has become a very popular place to live due to its close proximity to a range of local amenities, great road links, Crystal Peaks and Sheffield City centre which boasts a variety of high street shopping, fine cuisine and ideal train links.

Also boasting a very short journey to the National Peak District, which is picture perfect and superb for walking and cycling with the most splendid picnic spots!

The property itself has been truly loved and cared for; it could easily be transformed into a warm and welcoming home benefiting from a modern kitchen and bathroom, a cosy lounge and two good sized bedrooms. The exterior of the property is just as pretty as the inside, boasting parking and a garden - perfect for summer!









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