



5, Broomgrove Crescent, Sheffield, S10 2LQ

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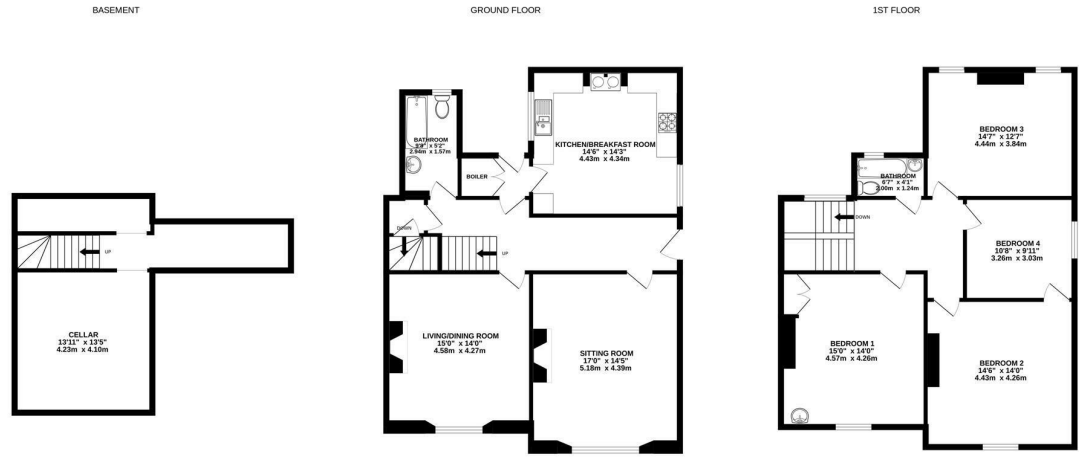
Sheffield, S10 2LQ

An extremely well proportioned, four double bedroom, Victorian semi detached villa which has retained much of its original charm and character and offers excellent proportions throughout. The scenic Botanical Gardens are also found close by and provide an oasis of calm in this otherwise busy and thriving neighbourhood and you can also easily stroll into the centre of town for a night out at one of the cities numerous bars, restaurants or theatres. The property is ideally located, on a quiet no through road, for access to Sheffield city centre, Ecclesall roads bars bistros and shops, the Botanical Gardens and some of the cities best schools. The generously proportioned accommodation is conveniently situated over only two floors, supported by a large room in the cellar which provides the potential for development subject to regs and includes two large reception rooms with pretty fireplaces, a spacious dining kitchen with an Aga, two bathrooms and four, good bedrooms, three of which also have fireplaces. Externally there is a south facing lawned garden and an area of off road parking leading to a detached garage to the front and a low maintenance, flagged courtyard to the rear which backs onto University owned buildings that are closed at the weekends. This is a super property which will suit both investors or the owner occupier market alike and would be ideal for someone who perhaps works in one of the main city hospitals or universities due to its close proximity to both.

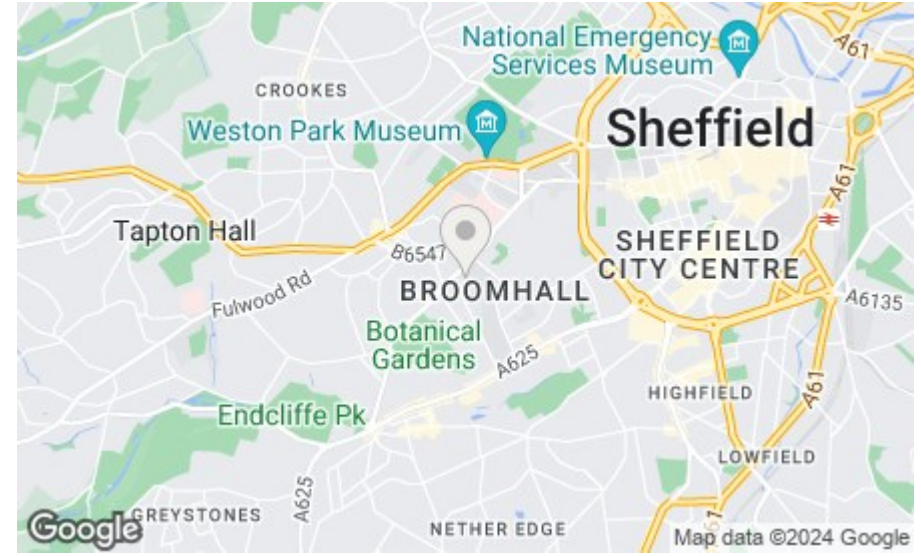
- Two grand reception rooms with fireplaces, stripped floorboards, shuttered windows and original fireplaces.
- Spacious breakfast kitchen with fitted appliances (Aga via separate negotiation) and stone flagged floor.
- Excellent location close to local shops, the city centre, both universities, the main city hospitals and highly regarded schooling.
- Two bathrooms, one on the ground floor.
- Rear, low maintenance garden area with deck.
- Gas central heating and original single glazed sash windows to the majority of the rooms.
- Off street parking, garage and south facing front garden.
- Four good bedrooms, three with pretty fireplaces.
- Council Tax Band E, EPC rating E46 and Freehold tenure.
- No onward chain.







THE CELLAR IS NOT INCLUDED IN THE TOTAL FLOOR AREA
 TOTAL FLOOR AREA : 1819sq.ft. (169.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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