



1, Gloucester Crescent, Sheffield, S10 2FZ



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### The Location

Broomhall, Sheffield is a vibrant and well-connected area situated just minutes from the city centre, popular with students, young professionals, and families alike. Known for its tree-lined streets, Victorian and Edwardian housing, and proximity to both the University of Sheffield and Sheffield Hallam University, it offers a blend of character properties and modern apartments. The area boasts excellent transport links, nearby green spaces such as the Botanical Gardens, and easy access to shops, cafes, and cultural venues, making it an attractive location for those seeking convenience and a lively community atmosphere.

### The House

GUIDE PRICE: £280,000 TO £300,000

The property has been very well maintained by the current owners and has recently had a newly laid rear patio garden. On entering the house you will be greeted by a hallway with understairs storage space and cupboard. Moving into the well appointed kitchen diner which has access to the patio. The living room has views to both the front and rear of the house making it a light and airy room. To the first floor are two double bedrooms and one single bedroom. The modern bathroom has a shower over the bath, WC and basin.

To the outside: off road parking for one car (further parking available one road with and without a permit). The rear garden is a great space to relax in during the summer evenings and the works have only recently been completed to make it into its current form.

- Three bedroom semi detached house
- Modern bathroom with shower over bath, WC and basin
- Spacious reception room
- Kitchen diner with access to the rear patio
- Large spacious rear terraced patio garden
- Easy access to transport
- Ideal for families
- Viewing recommended
- EPC RATING: D (67) Gas central heating, double glazed
- COUNCIL TAX BAND: A









**Outbuilding**  
Approx. 4.0 sq. metres (42.6 sq. feet)

**Store**  
1.76m x 2.26m  
(5'9" x 7'5")



Total area: approx. 79.1 sq. metres (851.7 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**1, Gloucester Crescent**

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