



87 Beech Hill Road, Sheffield, S10 2SA



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Guide Price

£300,000

GUIDE PRICE: £300,000-£325,000

Charming Stone-Built End Terrace in the Heart of Broomhill – No Onward Chain

Located in the ever-popular area of Broomhill, this delightful stone-built end terrace offers a wonderful opportunity for first-time buyers or families seeking character, space, and convenience. With easy access to Sheffield's Teaching Hospitals, both Universities, and a fantastic range of independent cafés, restaurants, and shops, this property combines charm with practicality.

Boasting an abundance of natural light throughout, the home features a spacious lounge complete with a bay window, perfect for relaxing or entertaining. The generous dining room connects seamlessly to the fitted kitchen, which offers wall and base units and leads directly to the rear garden. From the dining room, stairs lead down to a useful cellar, ideal for storage.

The garden is a lovely outdoor retreat with a stone built outhouse, ideal for bike or general storage, and a charming seating area for alfresco dining or unwinding in the warmer months.

Upstairs, the first floor presents a light-filled landing with space ideal for a study, dressing room or reading nook, along with a double well-proportioned master bedroom with a feature fireplace, a well equipped family bathroom including a bath, separate shower, WC and a wash basin, on this floor is also a second separate WC. The second floor reveals two additional double bedrooms, offering flexibility for guests, work-from-home space, or a growing family.

Offered to the market with no onward chain, this characterful and spacious home is ready for its next chapter.

- Stone-built end terrace in sought-after Broomhill
- Spacious lounge with bay window and feature fireplace
- Dining room with access to kitchen and cellar
- Family bathroom and a second separate WC
- Open landing ideal for a study space
- Three double bedrooms
- Offered for sale with No onward chain
- Excellent location close to amenities, transport links, hospitals, and universities



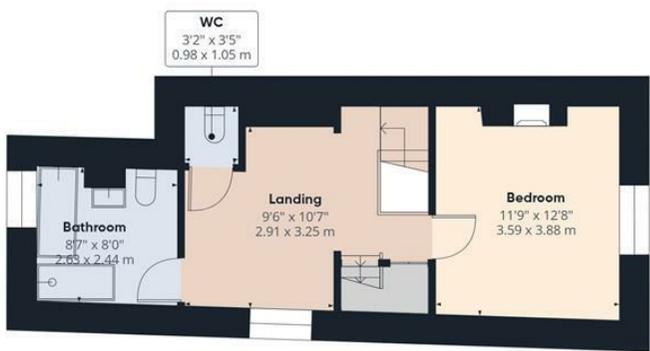




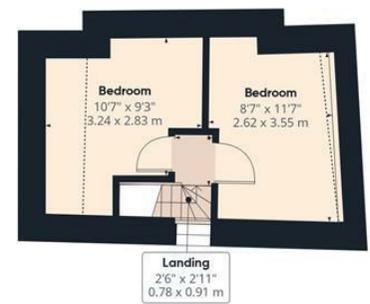
Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 1140 ft²
 105.8 m²

Reduced headroom
 38 ft²
 3.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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