







49 Victoria Road

Broomhall • Sheffield • S10 2DJ

Offers in the region of £575,000

An attractive 4 double bedroom Victorian, stone-built family home, a short walk from Ecclesall Road, situated in the Conservation Area. Generously proportioned rooms, providing flexible accommodation arranged over 3 levels featuring an enclosed rear garden and a front driveway. Benefits from double glazing and combination gas central heating whilst requiring a scheme of general improvement. Freehold. The ground floor features a spacious front facing lounge presented in a neutral palette with a period feature fireplace housing a cola effect open gas fire. Overlooking the rear garden providing direct access through French doors is a versatile family/dining room adjoining the kitchen, fitted with a range of matching units and providing space for freestanding appliances. The first-floor features three double bedrooms, all styled in a neutral palette, fitted with modern grey carpet and filled with natural light. The family bathroom is equipped with a traditional white suite and overhead shower. Stairs rise to a fabulous second floor bedroom with 2 Velux windows. Externally, a driveway provides off street parking for multiple vehicles. At the rear is a paved patio adjoining the family room and mature garden filled with established planting, creating a private outdoor space. Victoria Road is, well-placed for local shops, cafes, bars and restaurants on Ecclesall Road, recreational facilities including the Botanical Gardens and Endcliffe Park, local schools, public transport and access to the hospitals, universities, train station, City Centre and the Peak District.





- Victorian Semi-Detached House
- 4 Double Bedrooms
- Light and Airy Interior over 3 Floors
- Needs Updating
- Walking Distance of Ecclesall Road
- Conservation Area
- Mature Rear Garden & Patio
- Front Driveway for Car Parking
- Freehold
- Council Tax Band E, EPC Rating TBC



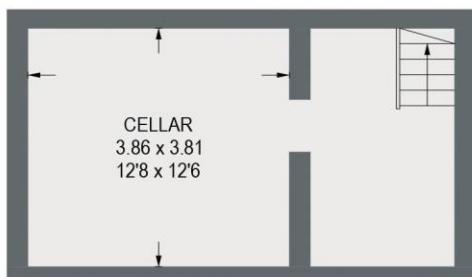
49 VICTORIA ROAD

APPROXIMATE GROSS INTERNAL AREA = 124.6 SQ M / 1341 SQ FT

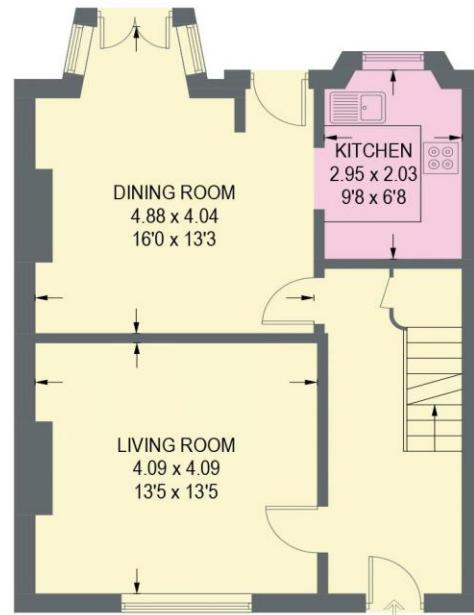
CELLAR = 23.9 SQ M / 257 SQ FT

TOTAL = 148.5 SQ M / 1598 SQ FT

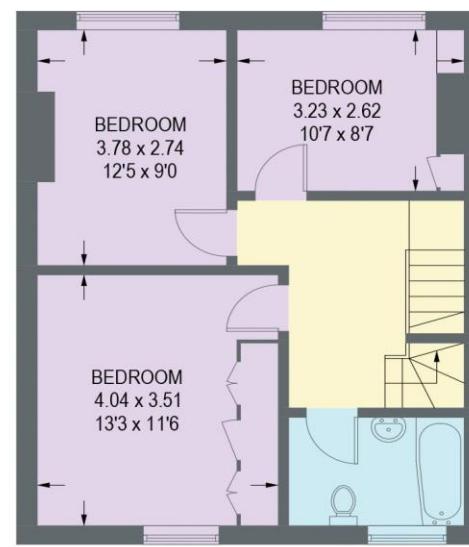
(EXCLUDING EAVES)



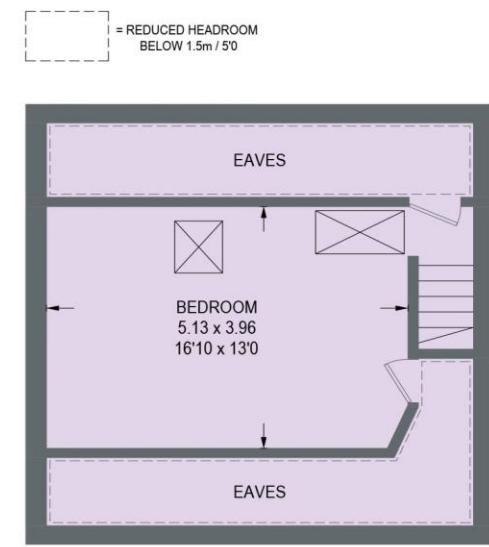
CELLAR
23.9 SQ M / 257 SQ FT



GROUND FLOOR
52.5 SQ M / 565 SQ FT



FIRST FLOOR
49.6 SQ M / 534 SQ FT



SECOND FLOOR
22.5 SQ M / 242 SQ FT

= REDUCED HEADROOM
BELOW 1.5m / 5'0"

Illustration for identification purposes only,
measurements are approximate, not to scale.



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