



Newbould Lane, Broomhill, S10 2PL

Guide Price £270,000

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## Spacious Five Bedroom Period Property with Huge Potential in Prime Broomhill Location Sheffield S10

This spacious five bedroom home offers plenty of room across three floors and is full of potential for buyers looking to modernise. Original details such as the staircase, high ceilings and generous room sizes add to its character.

The ground floor features an entrance hall, a bright bay fronted living room, a separate dining room, a kitchen and a conservatory overlooking the rear. The cellar provides useful storage with scope for a variety of uses, subject to the necessary consents.

On the first floor are three bedrooms and a family bathroom, with two further bedrooms on the second floor, making it an ideal layout for growing families.

Although the property requires complete renovation, it offers a fantastic opportunity to create a home to suit your own style.

Outside, there is the added benefit of off road parking to the rear and an outside toilet.

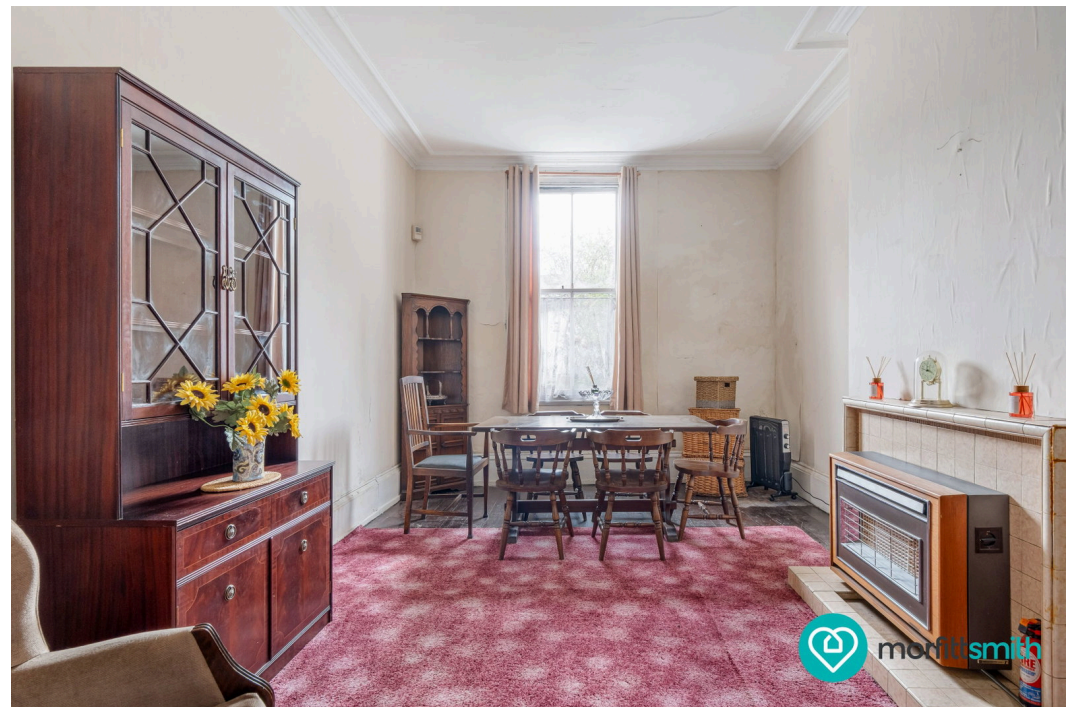
Located in the heart of Broomhill, the property is within easy reach of local shops, cafés, schools, the universities, hospitals and Sheffield city centre.

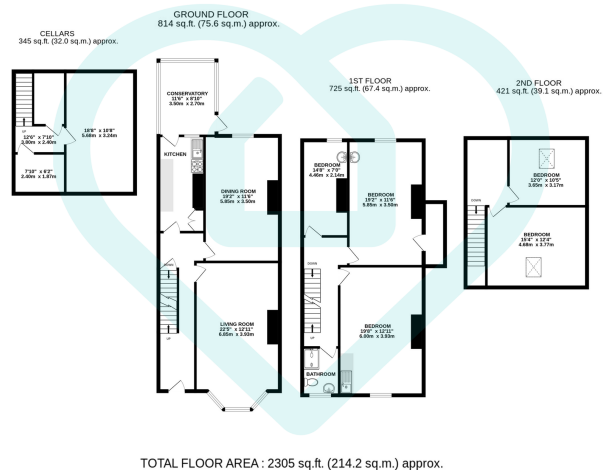
Offered for sale on a leasehold basis.

Tenure: See Legal Pack

Administration Fee: £3600 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

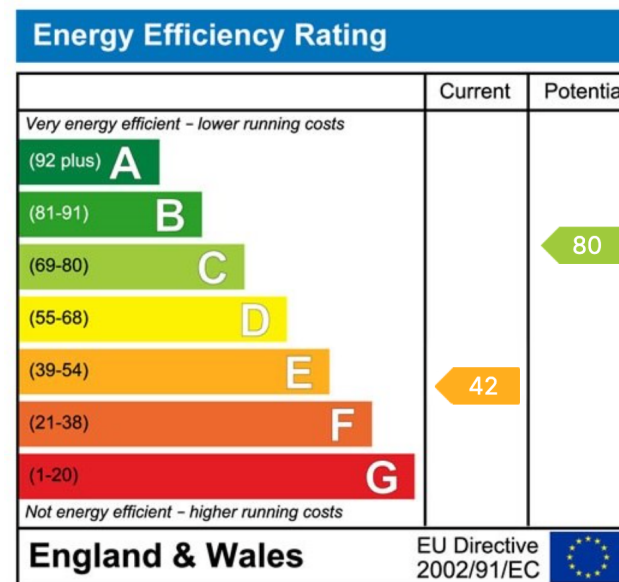
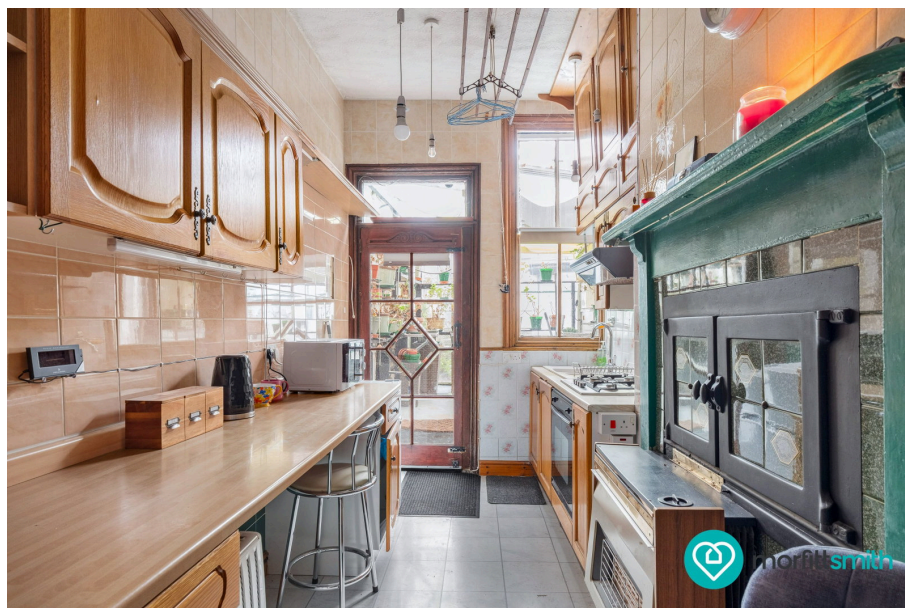




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Full renovation project
- Off road Parking
- Highly sought-after Broomhill location
- Retains original features and high ceilings
- Excellent investment or family home opportunity
- No onward chain
- Five bedroom terrace property
- Generous accommodation over multiple floors
- Cellar providing additional storage/potential
- Close to universities, hospitals and amenities



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## Get in touch - arrange an appointment



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