

45 Spooner Road, Broomhill, Sheffield, S10 5BL

Saxton Mee

45 Spooner Road

Broomhill

Asking Price

£200,000

Auction Date: 25/11/2026 10am & 26/11/2026
Offered in partnership with BTG Eddisons Auctions

Located in this highly regarded residential suburb towards the South West of Sheffield is this well-proportioned four bedroomed end of terraced home. The house requires a scheme of refurbishment, updating and modernisation but offers plenty of scope.

The property is a former let property but is now available with vacant possession and will appeal to investors, property professionals and residential buyers looking for a renovation project.

No.45 has sealed unit double glazing, gas central heating, an off shot layout, extends over the passageway and also has a rear garden. Original style features such as doors, floors and fireplaces remain to some of the rooms.

Broomhill is a sought after area, close to teaching hospitals and the University, features a wide variety of pubs, restaurants and shops, excellent road and bus links and close to a number of well regarded private and state schools.

Ground Floor Lounge
Dining Room - with access to cellars
Off shot kitchen
First Floor Landing
Bedroom one
Bedroom two
Bathroom/W.C with white suite
Second Floor Lobby
Attic bedroom three
Attic bedroom four
Outside Front forecourt garden
Rear garden with patio, lawn and flowerbeds
Access to a shared outhouse for storage

- Four bedroom end of terraced home
- Requiring refurbishment and improvement but offers potential
- Vacant, off shot layout and rear garden with lawn and patio
- Highly regarded residential area close to Universities and the centre of Broomhill
- Retains original style features to some of the rooms
- Ideal next project or Buy to Let opportunity
- EPC Rating E
- Leasehold
- Located within the Broomhill residents parking permit scheme











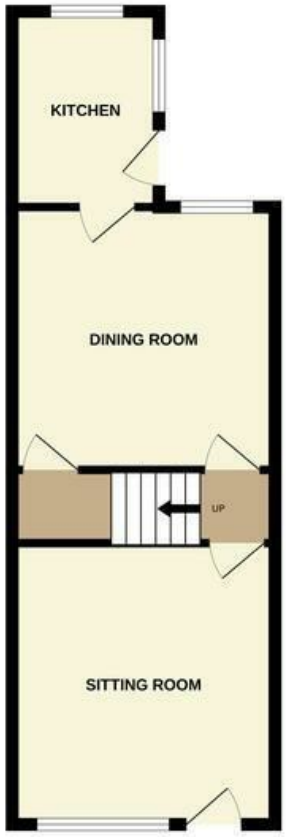




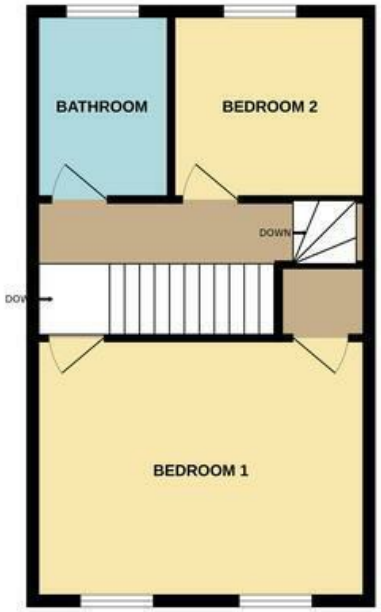




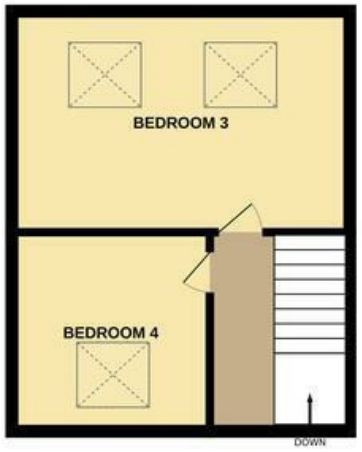
GROUND FLOOR
397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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