

EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840

## 9 East Court Carriage Spring Drive

Broomhill, Sheffield, S10 3HH

Price Guide £350,000



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# 9 East Court Carriage Spring Drive



## Description

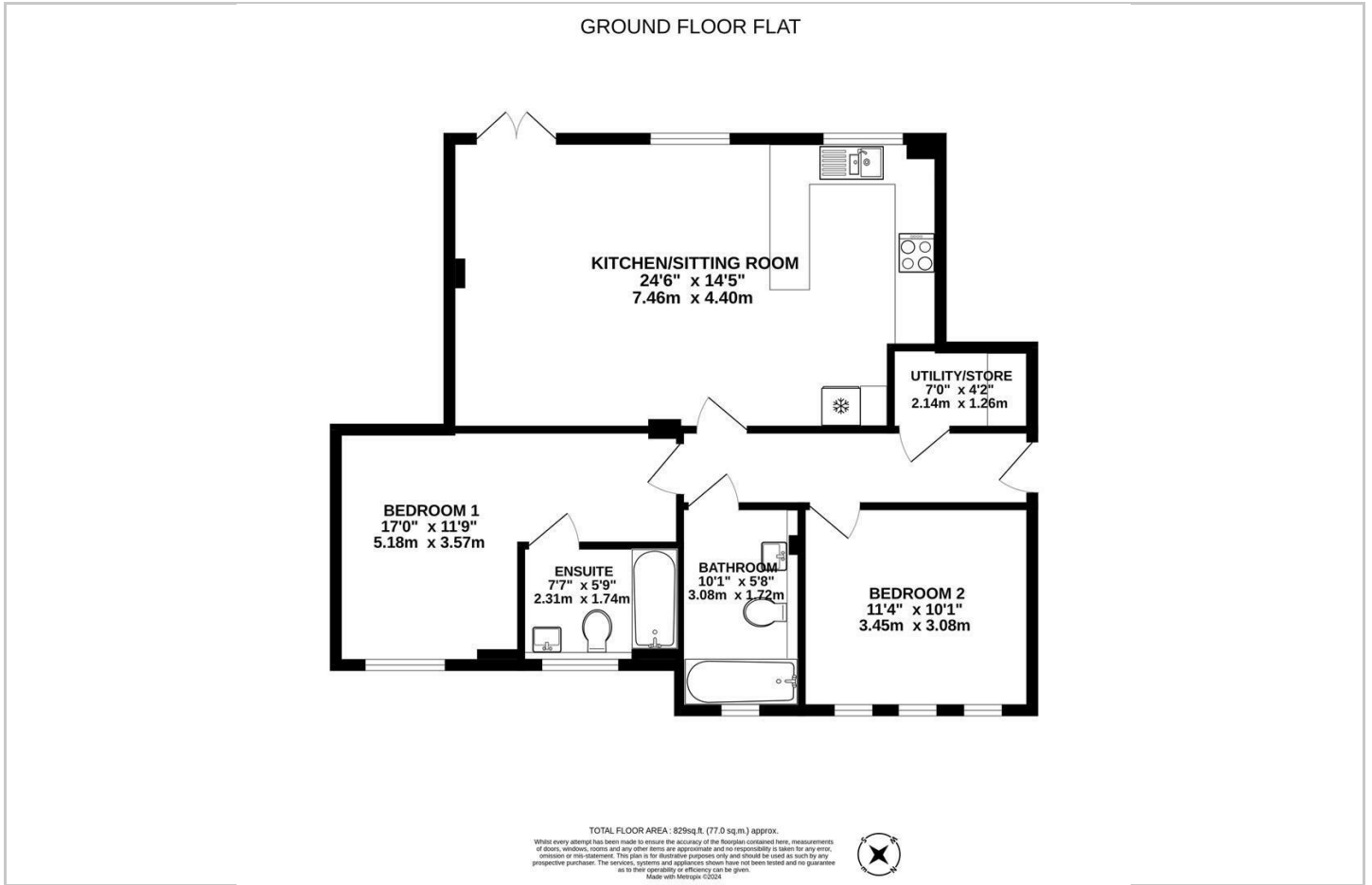
Price Guide £350,000 - £375,000. A spacious ground floor, 'Garden Apartment' with 839.59 square feet of accommodation and occupying a superb position, on the fringe of Broomhill. The property has a beautifully styled and well presented layout that includes a fabulous, open plan living kitchen that overlooks and accesses the private, south facing garden which gives residents their own external space. There are modern fixtures and fittings in all the right places, including elegant Quartz work surfaces in the kitchen and quality sanitaryware in both bathrooms. The property is tucked away on this well regarded development, away from the hustle and bustle of Broomhill yet conveniently placed to access the excellent amenities that are found in the neighbourhood and combine to make the area such a popular place to live.

- No onward chain and an excellent EPC rating of C80 helping to reduce costly utility bills.
- Two double bedrooms.
- Modern fitted kitchen with Quartz working surfaces that extend to a breakfast bar peninsular.
- Ground floor apartment with private, south facing garden providing residents their own external space.
- Large, open plan living kitchen with defined seating and dining areas, all overlooking the lovely sunny garden.
- Allocated off road parking with two spaces

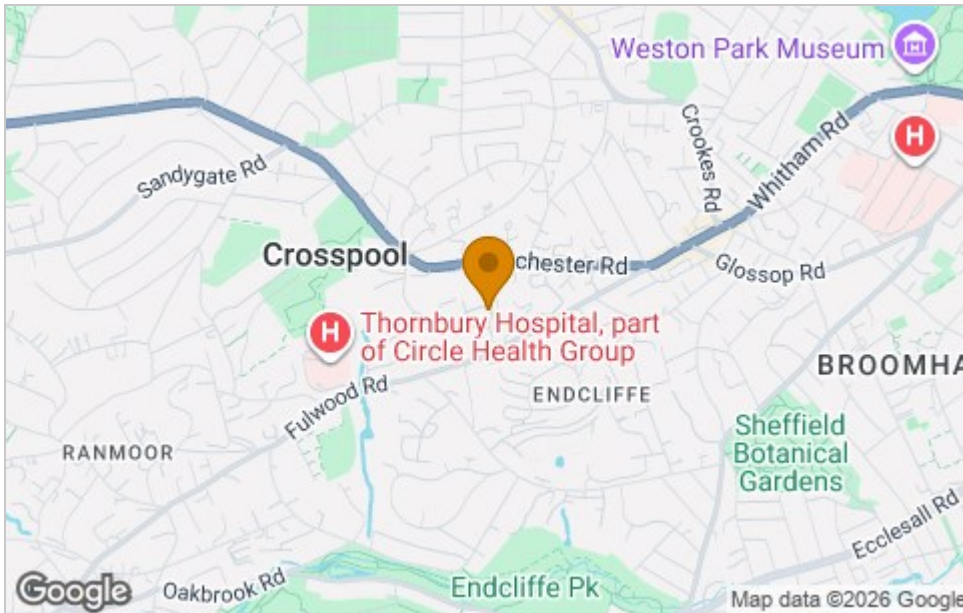




## Floor Plan



## Area Map



## Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

