







176 Broomspring Lane

Sheffield • South Yorkshire • S10 2FE

Asking Price £280,000

A deceptively spacious three-bedroom semi detached property situated on Broomspring Lane, just moments from the Hallamshire Hospital and within easy walking distance of the city centre. Offered with no onward chain, this light and airy home is perfectly suited to first-time buyers, professionals, or those working nearby at the hospitals or universities. The property is accessed via a UPVC door into a welcoming hallway, which features a convenient ground floor WC and a useful under-stairs area ideal for storage or a compact study space. To the rear is an impressive open-plan L-shaped living, dining and kitchen area, filled with natural light and finished in neutral décor. Sliding patio doors lead into a delightful garden room, offering a relaxing space with views over the south-facing private garden. The kitchen is fully fitted with contrasting worktops and matching splashbacks, an integrated oven and gas hob, and wood-effect flooring, all complemented by a bright and cheerful outlook onto the garden. To the first floor, there are two well-proportioned double bedrooms, including a rear-facing room with built-in wardrobe storage, both presented in neutral tones. A third, smaller bedroom provides flexible accommodation, ideal as a nursery, home office or guest room. The bathroom is fitted with a white suite, featuring a corner bath with shower over, fully tiled walls and flooring, and built-in storage. The landing also benefits from a generous walk-in storage cupboard and access to the loft. Externally, the property boasts a fully enclosed, private south-facing garden, mainly laid to lawn with raised planted beds and a winding pathway. A mature fruit tree adds character, while a rear gate provides direct access onto Broom Spring Lane. Located toward the upper end of the road (number 176), the property benefits from permit parking and an exceptionally convenient position—just a short two-minute walk to the hospital and within easy reach of the city centre. This is a fantastic opportunity to acquire a well-presented home in a highly sought-after location.



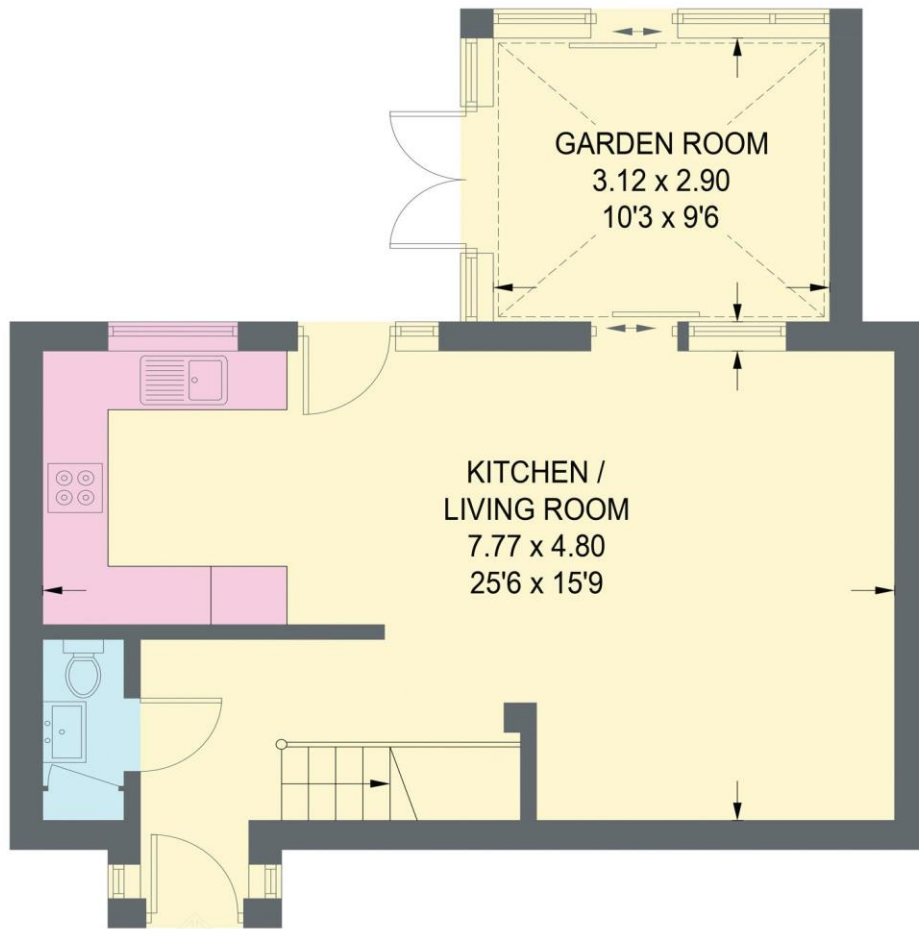


- Spacious Semi-Detached Property
- Stone's Throw from Hallamshire Hospital
- 3 Good Sized Bedrooms
- Open Plan Living Area
- Versatile Garden Room
- Neutral Light & Airy Decor
- South Facing Private Garden
- On Street Permit Parking
- Freehold
- Council Tax Band A, EPC Rating C

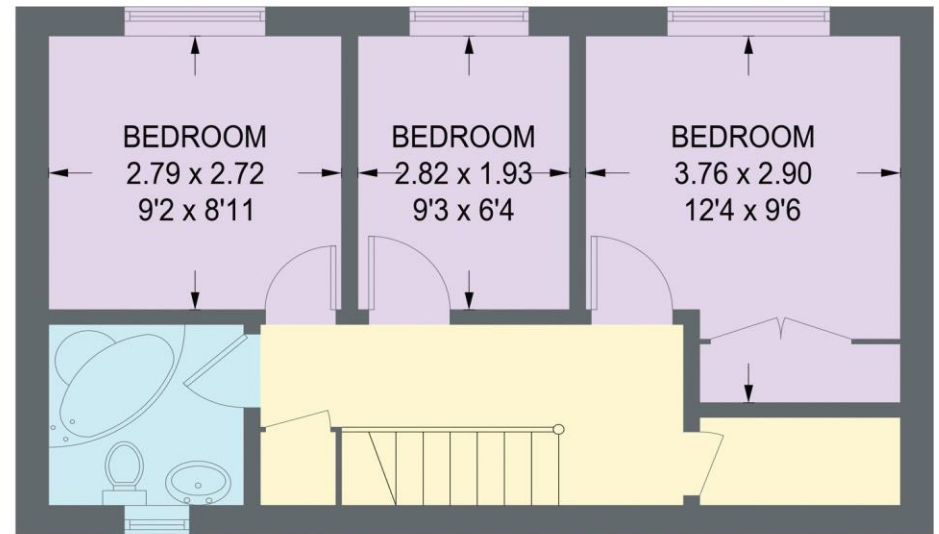


176 BROOMSPRING LANE

APPROXIMATE GROSS INTERNAL AREA = 86.7 SQ M / 933 SQ FT



IN
GROUND FLOOR
49.0 SQ M / 527 SQ FT



FIRST FLOOR
37.7 SQ M / 406 SQ FT

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



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