



66, Southgrove Road, Sheffield, S10 2NQ

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Description

You will love this attractively presented Victorian property with its excellent proportions and versatile accommodation that spans four floors. The basement conversion has taken this property to the next level, with plenty of space for a growing family, guests, teenagers and their friends and people who now spend some time working from home. With a large garden to the rear, backing onto the renowned Botanical Gardens, and the potential for off road parking at the front of the property (subject to regs). The property falls into catchment for first class schooling and its position, close to the main city hospitals and both universities, will make the property appeal to those with either a medical or academic background.

The area around 'The Botanics' is such a great place to live. A stones throw away from the hustle and bustle of the lower, cosmopolitan part of Ecclesall Road and within a short walk of the vibrant and fashionable neighbourhoods of Broomhill and Sharrowvale.

This is a super property that has many attractive features and typically generous proportions from the Victorian era.

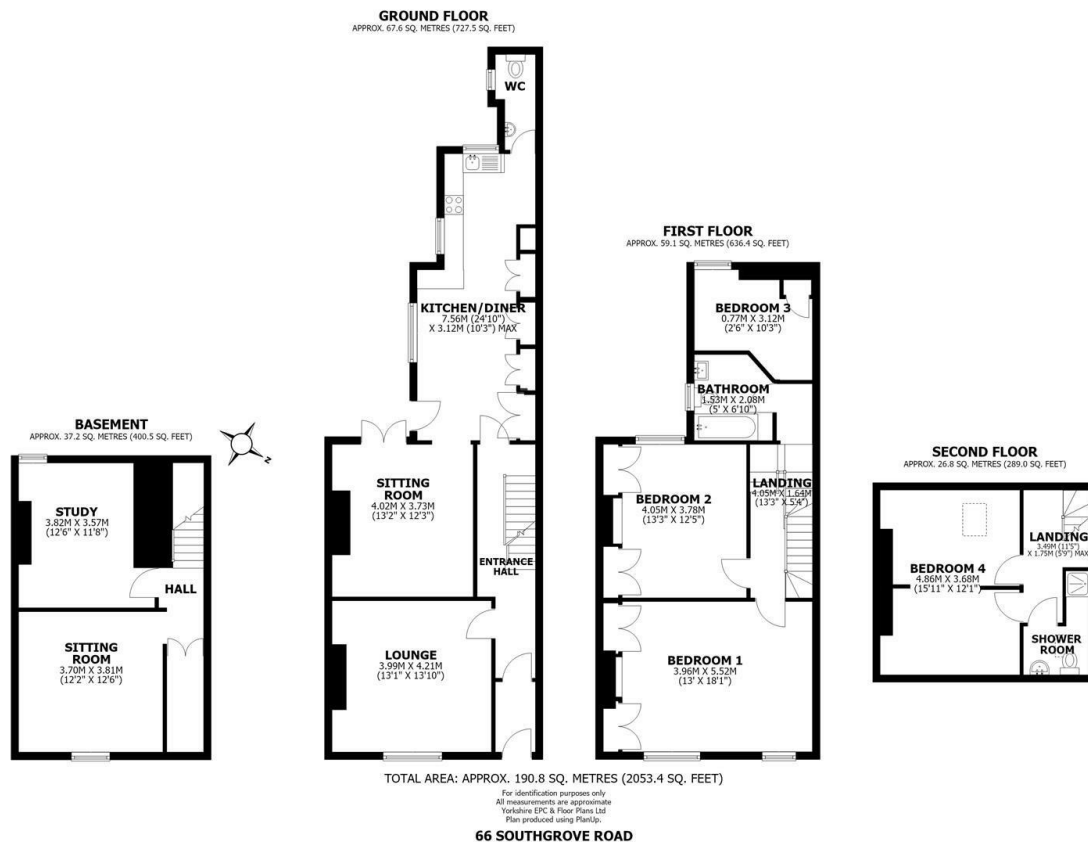
Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Space for seven bedrooms albeit laid out as four/five bedrooms at present.
- Lounge with open fire helping to create a warm and homely feel.
- Sitting room, opening to the kitchen, with a log burner and access to the garden via French windows.
- Extended, open plan dining kitchen with good proportions and excellent storage.
- Two bath/shower rooms and a ground floor W.C.
- Large rear garden backing onto The Botanics.
- Super location close to highly regarded schooling and a host of amenities.
- Freehold and Council Tax Band D
- Potential for off road parking at the front of the property (subject to regs).
- Majority double glazing and gas central heating combine to produce an EPC rating of D55.







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