





46 Broxholme Road

Woodseats • Sheffield • S8 8TA

Guide Price £155,000 to £165,000

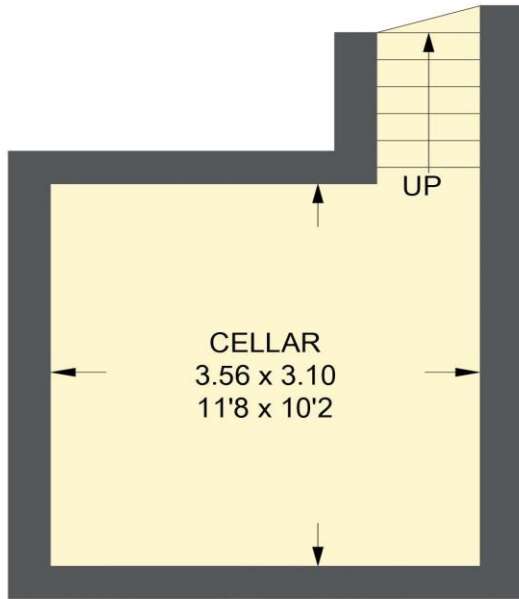
Located in Woodseats offering excellent transport links is a 2-bedroom, mid terraced property with south facing rear garden. Features modern kitchen and bathroom, combination gas central heating and double glazing. Enters into a front facing lounge complemented by neutral décor, varnished wooden floorboards and fire inset. The kitchen is fitted with wood effect wall and base units, contrasting worktops, tiled splashbacks, and integrated Hotpoint oven, with space and plumbing for further appliances. Providing access to the cellar and rear garden. The first floor comprises of 2 bedrooms, a smaller rear facing bedroom overlooking the garden and a generous double master bedroom presented in neutral tones, carpet and feature Victorian fireplace. The bathroom is a modern 3-piece white suite, partially tiled with overhead shower and storage cupboard which houses the Ideal combination boiler. Externally is a forecourt and communal passageway leading to the south facing rear garden. Predominantly laid to lawn with established borders, and garden shed. Broxholme Road is a very popular road, well-placed for local shops and amenities in Woodseats, with a variety of cafes, pubs and restaurants. There are local schools, recreational facilities, public transport and access links to the city centre, hospitals, universities, train station and the Peak District.



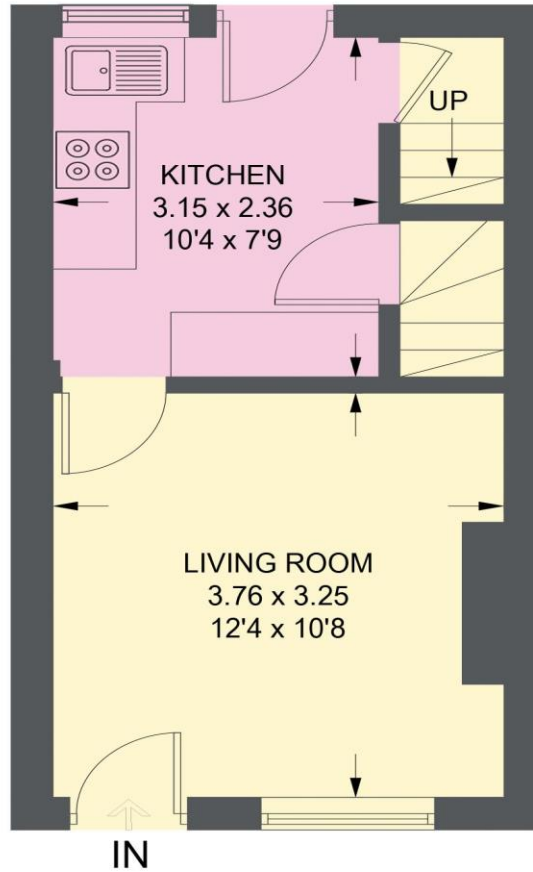
- Attractive Terraced House in Woodseats
- 2 Bedrooms
- White Bathroom Suite
- Modern Kitchen & Cellar Access
- Popular Location in S8
- Excellent Transport Links & Local Amenities
- South Facing Rear Garden
- Combination Boiler & Double Glazing
- Leasehold 800 years 29/09/1905 £10.10pa
- Council Tax Band A, EPC Rating D

46 BROXHOLME ROAD

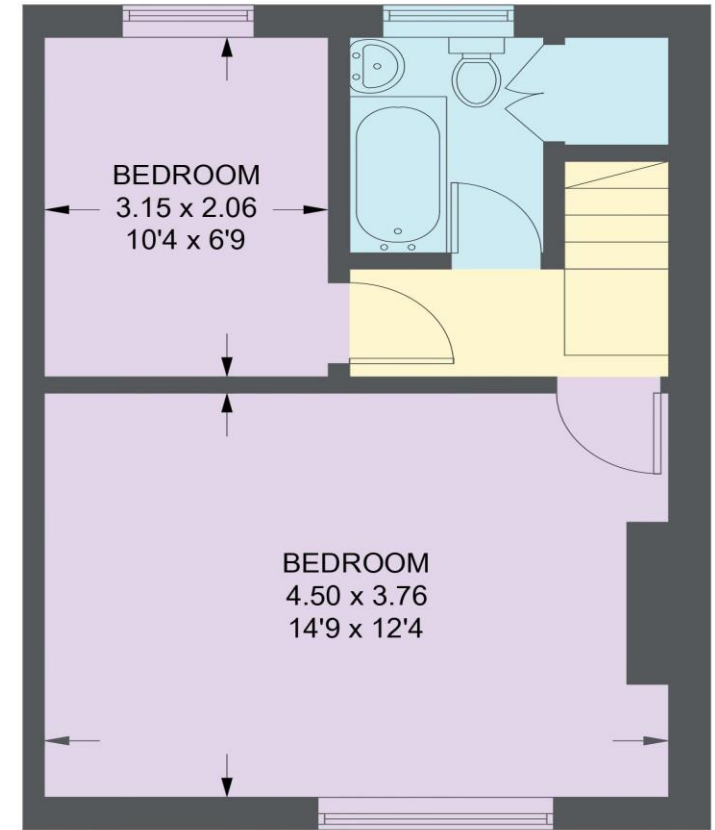
APPROXIMATE GROSS INTERNAL AREA = 67.0 SQ M / 721 SQ FT



CELLAR
12.1 SQ M / 130 SQ FT



GROUND FLOOR
23.2 SQ M / 250 SQ FT



FIRST FLOOR
31.7 SQ M / 341 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.