

56 Watson Road, Broomhill, Sheffield S10 2SD



Archers Estates are proud to present to the market this wonderful Six bedroom stone built Semi-Detached Victorian property. Perfect for the family or even an investor this huge property is positioned in the heart of Broomhill and is minutes away from shops, transport links, Weston Park, Hospitals and Universities. Requiring modernisation, the home is ideal for anyone wishing to live in a spacious property that boasts originality, character and gives an opportunity to put one's own stamp on it! In brief, the property comprises; Entrance Hallway, Downstairs WC, Bay fronted Lounge, Dining Room, offshoot Kitchen and Offshot Utility Room. To the first floor there is a Landing area, Three bedrooms and an offshoot Bathroom. To the second floor there is a Landing area and a further Three bedrooms. Outside, the property has a small frontage and a small yard area to the rear. With upvc double glazing and gas central heating throughout, a viewing is an absolute must to appreciate what is on offer here, call Archers Estates to book your viewing today!

- VICTORIAN SEMI DETACHED HOUSE
- DOUBLE GLAZING AND GAS CH
- CLOSE TO BROOMHILL CENTRE

- SIX SPACIOUS BEDROOMS
- PERFECT FOR FAMILIES OR INVESTORS
- MINUTES FROM HOSPITALS

- CHARACTERFUL FEATURES
- REQUIRES MODERNISATION
- EXCELLENT TRANSPORT LINKS

Now £450,000

GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

Access to the property is gained through a front facing wooden entrance door which leads into the Entrance Hallway. Inviting and spacious, there is a stylish part tiled floor, staircase with original balustrade gaining access to the first floor, dado rail, coving to the ceiling and doors to all rooms on this level. There is also an inner hallway/utility room which gains access to the cellar head and downstairs wc. The burglar alarm panel is present in the hallway.

DOWNSTAIRS WC

A useful addition to the home having a low flush wc, pedestal wash basin and side facing obscured upvc double glazed window.

CELLAR HEAD

A door gains access to the Cellar Head, which has steps leading down to the cellars where the meters and fuse board are housed.

BAY FRONTED LOUNGE (13'11" x 13'0")

A good sized Lounge which has a front facing upvc double glazed bay window, radiator and electric fire with feature surround. There is original coving to the ceiling and a centre ceiling rose.

DINING ROOM (13'0" x 11'11")

Another spacious room having a rear facing upvc double glazed window, radiator and feature gas fire with brick tiled surround. With a stylish picture rail and coving to the ceiling.

OFFSHOT KITCHEN (9'8" x 8'2")

A bright and airy kitchen which has fitted wall and base units with a laminated work surface incorporating a stainless steel sink and double drainer. There is space for a washing machine, cooker and fridge freezer, a radiator, laminate flooring and two side facing upvc double glazed windows. There is also a clothes drying rack in this room. A further door leads into the Utility Room.

OFFSHOT SUN ROOM (9'8" x 8'10")

Another useful addition to the property, having double glazed windows giving the room much light, a side facing wooden entrance door gaining access to the rear of the property, radiator, gas heater and useful shelving to the wall. Ideal as a study or garden room!

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING AREA

A staircase ascends from the ground floor and leads onto the Landing area, which is on a split level and has an original bannister rail, useful storage closet, radiator, dado rail, coving to the ceiling and doors to all rooms on this level. A further staircase gains access to the Second floor accommodation.

MASTER BEDROOM (13'0" x 11'7")

A good sized bedroom having a front facing upvc double glazed window, radiator and original picture rail and coving to the ceiling.

BEDROOM TWO (13'2" x 11'11")

Another spacious room, having a rear facing upvc double glazed window, radiator and original picture rail and coving to the ceiling.

BEDROOM THREE (9'3" x 6'5")

The third bedroom is a single sized room which is ideal for a bedroom or could be used as a study/office. Having a front facing upvc double glazed window, radiator, useful shelving to the walls and a dado rail.

OFFSHOT BATHROOM (12'10" x 9'9")

A spacious bathroom which takes full advantage of the offshoot position, comprising of a four piece suite including a panelled bath, shower cubicle, pedestal wash basin and low flush wc. There is a storage cupboard which also houses the combi boiler. With radiator, partial tiling to the walls and two side facing double glazed obscure windows giving the bathroom much light.

SECOND FLOOR ACCOMMODATION

SECOND FLOOR LANDING AREA

A staircase ascends from the first floor landing and leads onto the second floor landing area, which has a skylight giving the area much light and doors to all rooms on this level.

BEDROOM FOUR (18'3" x 10'4")

A larger than average fourth bedroom, which has a side facing upvc double glazed window, plenty of storage space in the eaves, radiator and loft access via a hatch.

BEDROOM FIVE (13'1" x 11'1")

Another spacious room which has a side facing upvc double glazed window and a radiator.

BEDROOM SIX (7'11" x 6'10")

A single sized room which has a rear facing velux window giving the room much light. Ideal as a bedroom or variety of purposes.

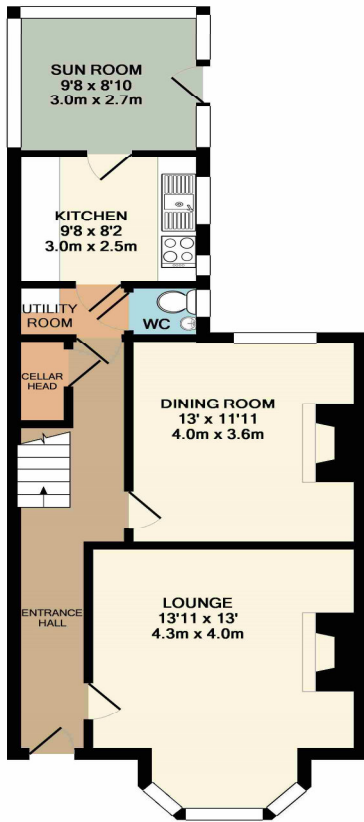
OUTSIDE

To the front there is a small garden with path leading to the entrance door. To the rear, there is a paved area which has a gate opening to a further path which leads to the side of the property. Please note the garden is not owned by this property.

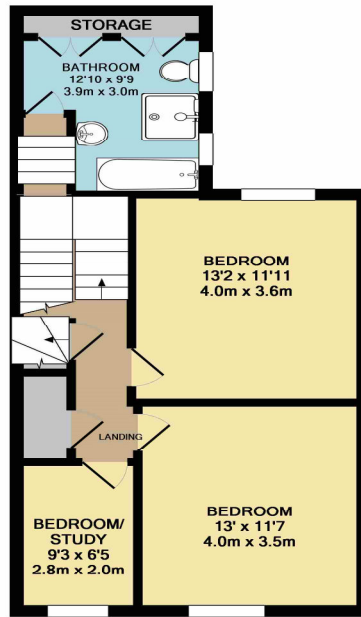
VIEWINGS

Viewings are strictly by appointment only. In order to book your viewing please call Archers Estates on 0114 2683833 and we will be happy to help.

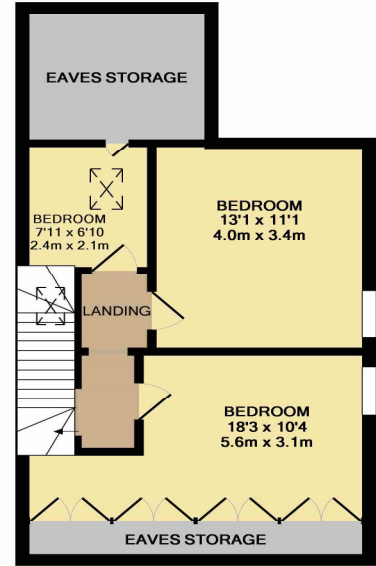




GROUND FLOOR
APPROX. FLOOR
AREA 685 SQ.FT.
(63.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 543 SQ.FT.
(50.5 SQ.M.)

56 WATSON ROAD, SHEFFIELD
TOTAL APPROX. FLOOR AREA 1800 SQ.FT. (167.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		81
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		76
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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