



66 Southgrove Road Botanical Gardens, Sheffield, S10 2NQ Offers Over £700,000

A quite superb Victorian villa that offers a generous 2053 square feet of accommodation to suit the family market. With a basement conversion providing huge versatility this property could offer seven bedrooms if required and there is plenty of space for home offices if required. The location, backing onto the beautiful Botanical Gardens, is excellent and the large rear garden is the perfect backdrop to this charming home. Ideally placed for access to the hospitals and universities and within a short walk of the city centre and a vibrant social scene in both Sharrowvale and Broomhill.

- 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 Botanicals.
- 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).

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.



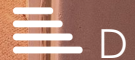
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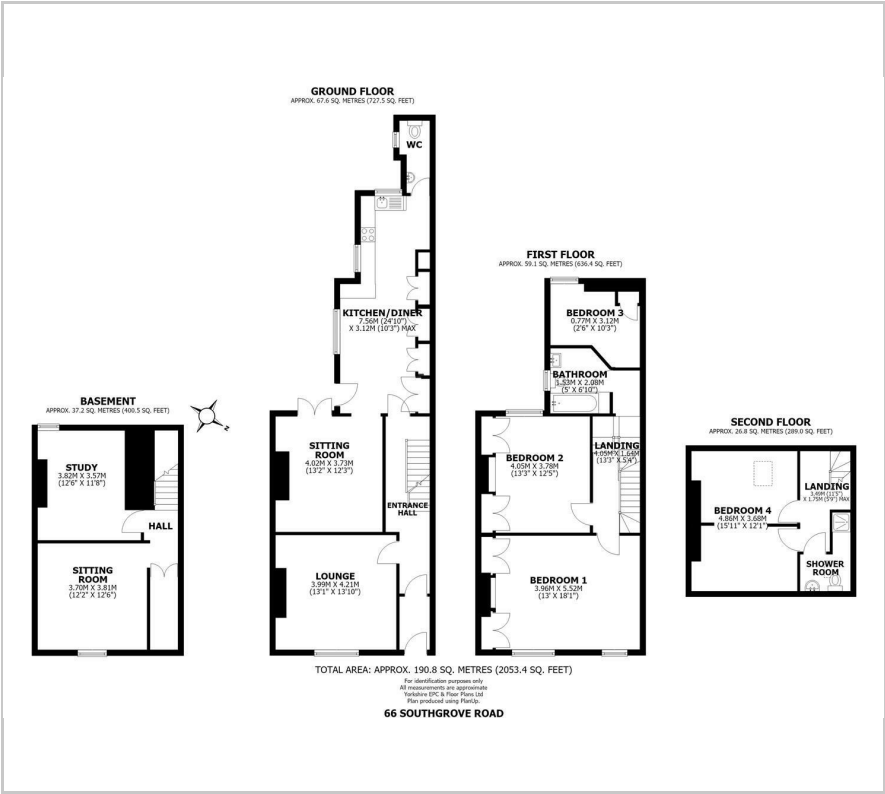


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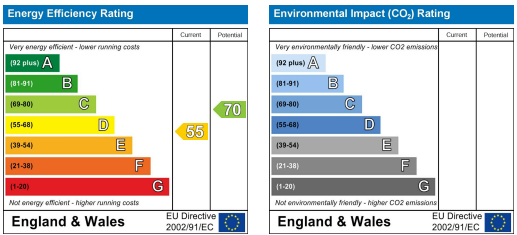
Floor Plan



Area Map



Energy Efficiency Graph



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