

Birch Grove, 105 Manchester Road, Broomhill, Sheffield, S10 5DH
£725,000

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Council Tax Band: F

A stunning four double bedroom, three bathroom detached Victorian residence which is bursting with original charm and character and enjoys space in abundance. Ideal for families, the property has been lovingly maintained throughout by the current owner and is close to a wealth of shops, cafes and amenities in Broomhill and Crosspool. The property is within the catchment area of popular local schools including Lydgate and Tapton, and is also close to many private schools. Regular bus routes are on the doorstep giving easy access to the Universities, Hospitals, City Centre and the Peak District too. With partially double glazed windows, many original, and gas central heating throughout, the property in brief comprises; Wide and inviting entrance hallway with tiled floor, bay windowed lounge, sitting room, breakfast kitchen with AGA cooker, separate WC, extended bedroom four/occasional room and en-suite shower room. To the basement level there is a storage room and utility room. To the first floor there is a split level landing area having three double sized bedrooms, a family bathroom and a separate shower room. Outside, the property has gardens surrounding including a patio area, courtyard area, an array of shrubs/borders, a double driveway and raised pond. A viewing is highly recommended to appreciate the sheer beauty of this home, contact Archers Estates to arrange your visit today! Available to the market with NO CHAIN INVOLVED. Freehold tenure, council tax band F.

Entrance Hallway

Access to the property is gained through a front facing original wooden/glazed entrance door which leads directly into the hallway, which is a wide and inviting room bursting with natural light and enjoys original styling with tiled flooring, a staircase with wooden handrail/bannister rising to the first floor, a radiator, a side facing single glazed sash window and doors leading to the majority of rooms on this level and the basement level.

Lounge

A larger than average lounge which is filled with natural light having a side facing double glazed sash window, two radiators, stylish original ceiling art and feature fireplace with a log burner, cast iron surround and tiled backing/hearth.

Sitting Room

An excellent additional reception room which could be used for a variety of purposes, having front and side facing double/single glazed sash windows with original wooden shutters, a radiator and feature fireplace with electric log effect fire and tiled hearth.

Breakfast Kitchen

A bright and spacious breakfast kitchen which has fitted wall and base units with a granite effect worksurface incorporating double inset stainless steel sink units. There is a fitted AGA cast iron oven and an integrated microwave, fridge freezer and dishwasher. With space for a dining table and chairs, a large side facing double glazed sash window, rear facing wooden/glazed entrance door to the courtyard area, tiled flooring and a door leading to the basement level.

Downstairs WC

Having a low flush wc, vanity wash basin, a radiator and tiled flooring.

Bedroom Four

An excellent addition to the property, this extended dual aspect room

could be used as a bedroom or office/gym if required. Bursting with natural light thanks to four velux windows, two double glazed windows and double glazed french doors leading to the courtyard garden, there is stone flagged and engineered wood flooring, three radiators and ample space for furnishings. With a side facing double glazed window and door leading to the en-suite shower room/wet room.

En-Suite Shower Room/Wet Room

Another great addition, having a suite comprising of a wall mounted shower unit, wall mounted pedestal wash basin and a low flush wc. With tiled walls, vinyl flooring, a radiator and a side facing double glazed window.

Store Room

Steps descend to the basement level and lead directly to the store room, which has ample space for storage including shelving. A door leads to the utility room.

Utility Room

Another useful room, having space and plumbing for a washing machine and tumble dryer. There is also ample space for additional white goods and storage if required, and vinyl flooring. With power and lighting, the room could be used for a variety of purposes. The glow worm boiler is also located in this room.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which is on two levels and has an original wooden bannister. On the first level a door leads to the shower room/wet room, and on the upper level doors lead to the bedrooms and family bathroom. A loft hatch gains access to the roof space.

Shower Room/Wet Room

Having a fitted shower unit, towel radiator, tiled walls, vinyl flooring and a rear facing double glazed window.

Master Bedroom

A bright and spacious double sized master bedroom, having front and side facing double glazed sash windows and a radiator.

Bedroom Two

Another double sized bedroom which has a side facing double glazed sash window, fitted wardrobes and a radiator.

Bedroom Three

The third bedroom is another double sized room which has side and rear facing double glazed sash windows and a radiator.

Family Bathroom

A spacious and beautifully presented bathroom which has a suite comprising of a panelled bath, vanity wash basin and low flush wc. With partially panelled walls, tiled flooring, a chrome radiator and front facing double glazed sash window.

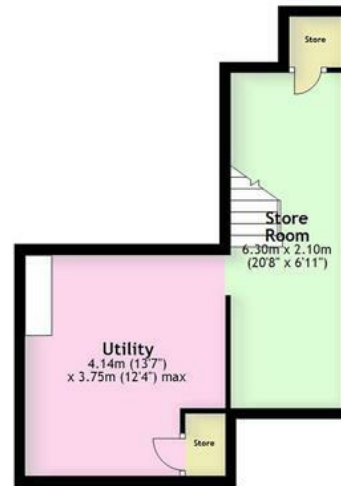
Outside

The property enjoys landscaped gardens to four sides which include a block paved driveway providing off road parking for two cars, pathways and various shrubs/trees to the side facing Manchester Road. To the rear side there is a well maintained courtyard style garden area with a raised pond and patio area off the kitchen.



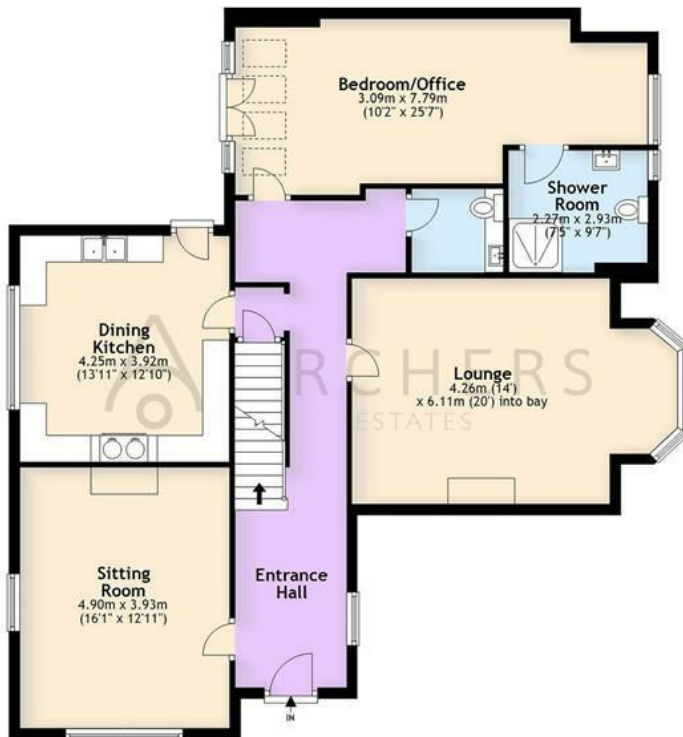
Basement

Approx. 30.1 sq. metres (323.9 sq. feet)



Ground Floor

Approx. 114.8 sq. metres (1236.0 sq. feet)



First Floor

Approx. 77.3 sq. metres (831.7 sq. feet)



Total area: approx. 222.2 sq. metres (2391.5 sq. feet)

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.
 Plan produced using PlanUp.

105 Manchester Road, Sheffield

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	