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4 Chandos Street

Broomhill • Sheffield • S10 2PP

Guide Price £195,000 - £210,000

Positioned in the heart of sought-after Broomhill, this well-presented two bedroom mid-terrace property offers an excellent opportunity for first-time buyers and investors alike. Ideally placed for access to the city's major hospitals, universities and a wide range of local amenities, the property also benefits from a pleasant rear garden. Freehold property with no onward chain. The property opens into a welcoming dining kitchen, fitted with a range of white units complemented by matching worktops. Newly installed modern grey herringbone flooring adds a contemporary finish, while there is space for freestanding appliances and a breakfast table, creating a practical and sociable space. Through to the rear is the light and airy living room, presented in fresh neutral décor with grey carpeting. A feature fireplace provides an attractive focal point, while a rear window and external door allow plenty of natural light into the room and provide access to the garden. To the first floor is a front-facing double bedroom, finished in neutral décor with carpet flooring. The landing benefits from a useful storage cupboard. To the rear is the second bedroom, overlooking the garden and featuring a built-in wardrobe with recessed hanging storage, providing useful additional storage space. The bathroom is fitted with a modern three-piece white suite comprising a panelled bath with shower over, WC and wash hand basin. Chrome fittings and a heated towel rail complement the room, with contemporary waterproof wall panelling providing an easy-to-maintain finish. Outside, the rear garden is accessed via steps leading down to a lower garden area. Featuring paved seating areas, established hedging and mature trees, the garden provides a good degree of privacy and offers a blank canvas for the new owner to create a fantastic outdoor space. A brick-built WC/outhouse provides useful additional storage and amenity space. Chandos Street is situated in the heart of Broomhill, one of Sheffield's most popular and well-established residential areas. The property is ideally positioned for access to the University of Sheffield, Sheffield Hallam University and the city's major hospitals, including the Royal Hallamshire and Sheffield Children's Hospital. Broomhill itself offers a fantastic range of shops, cafés, restaurants and everyday amenities, with excellent public transport links providing convenient access to Sheffield city centre and surrounding areas.





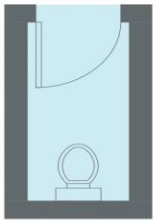




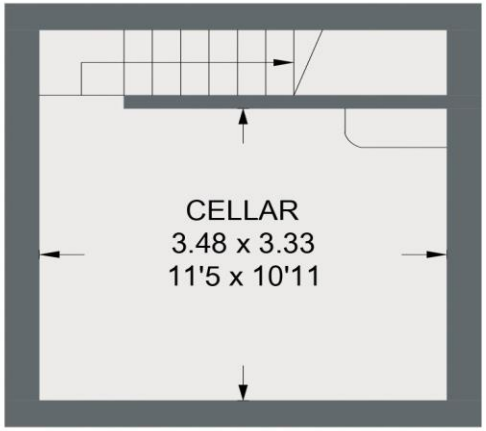
- Well Presented Mid Terrace
- Located in Heart of Broomhill, S10
- 2 Bedrooms & Modern Bathroom
- Light & Airy Neutral Decor
- Spacious Dining Kitchen
- Cellar Storage
- Combination Boiler & Double Glazing
- Rear Garden & Outbuilding
- Freehold
- Council Tax Band A, EPC Rating D

4 CHANDOS STREET

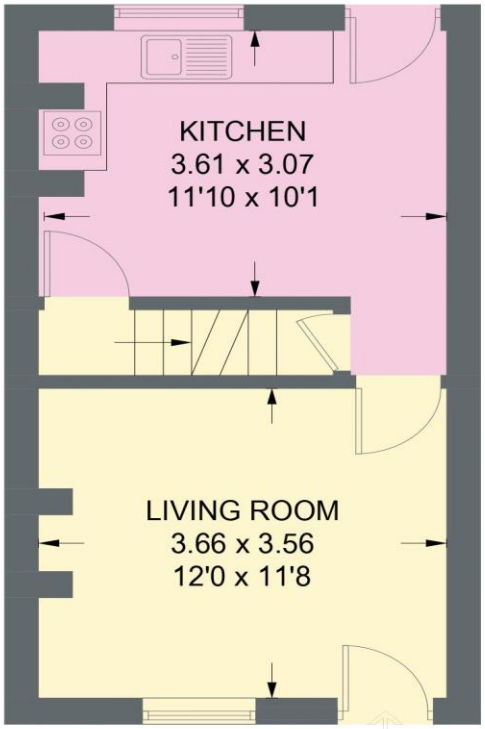
APPROXIMATE GROSS INTERNAL AREA = 55.3 SQ M / 595 SQ FT
CELLAR = 15.3 SQ M / 165 SQ FT
TOTAL = 70.6 SQ M / 760 SQ FT
(EXCLUDING OUTBUILDING)



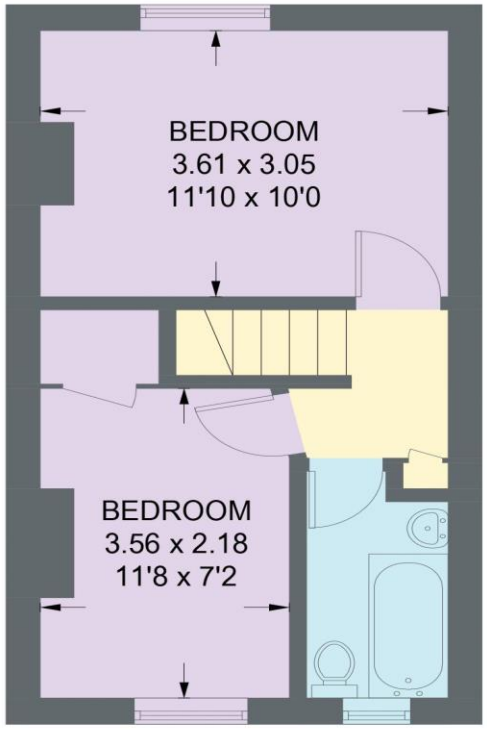
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



CELLAR
15.3 SQ M / 165 SQ FT



GROUND FLOOR
27.8 SQ M / 299 SQ FT



FIRST FLOOR
27.5 SQ M / 296 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.

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