



10 Manchester Road

Broomhill, Sheffield





Exterior and Gardens

From Manchester Road, a wrought iron pedestrian gate opens to the front of the property where a stone flagged path leads to the main entrance door. Alongside the path is a garden that is mainly laid to lawn with a mature tree, shrubs and hedge borders.

A Magnificent Five Bedroomed Victorian
Villa, Situated in a Popular Location





10 Manchester Road

Welcome to 10 Manchester Road

Welcome to 10 Manchester Road, an outstanding five bedroomed Victorian Villa situated in a highly sought-after location. This attractively built stone terrace spans three floors, plus a basement level, making it ideal for a growing family who value space, location and historic charm.

10 Manchester Road retains many of its period features throughout, including high, coved ceilings, original sash windows, original wooden staircase and deep skirtings. Set across the ground floor is an elegant lounge, spacious dining room and a lovely breakfast kitchen incorporating a two-oven Aga and traditional units that complement the property's character. The first floor is home to a family bathroom, a well-proportioned master bedroom suite with an en-suite shower room that has been replaced by the current owners, and two additional double bedrooms. The remaining two bedrooms are found on the second floor, where there is access to useful eaves storage.

Positioned to the rear of the home is a low-maintenance garden, which has two pleasant stone patios for seating and is fully enclosed.

The amenities of Broomhill are accessible within walking distance of the home and include convenience stores, restaurants, public houses and shops. There is a range of highly regarded state and private schooling, as well as being in walking reach of the University of Sheffield or short drive to Sheffield Hallam University. For medical professionals, 10 Manchester Road is well placed for Sheffield's NHS and private hospitals. There are many opportunities to enjoy the outdoors in the surrounding areas, whether it's a stroll around Sheffield Botanical Gardens, or taking a short journey to the Peak District National Park.

The property briefly comprises of on the ground floor: Entrance hall, lounge, dining room and breakfast kitchen.

On the first floor: Landing, bedroom 2, family bathroom, master bedroom, master en-suite shower room and bedroom 3.

On the second floor: Landing, bedroom 4 and bedroom 5.

Basement level: Cellar.

Ground Floor

A heavy timber door with decorative obscured glazed panels and a glazed panel above opens to the:

Entrance Hall

An inviting entrance hall with a coved ceiling, pendant light points (one with a decorative ceiling rose), central heating radiator with a decorative cover, dado rail, deep skirtings and oak flooring. Timber doors open to the lounge, dining room, breakfast kitchen and basement level.

Lounge

16'1 x 13'11 (4.90m x 4.24m)

A beautiful reception room with front facing timber glazed sash windows, coved ceiling and a pendant light point with a decorative ceiling rose. Also having a picture rail, central heating radiators with decorative covers, deep skirtings and oak flooring. To one wall, there is a range of fitted shelving. The focal point of the room is the working cast iron fireplace with a marble mantel, surround and hearth.

Dining Room

13'11 x 11'6 (4.25m x 3.50m)

An elegant dining room with a rear facing timber glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose and a picture rail. Also having a central heating radiator with a decorative cover, TV/aerial points, deep skirtings and oak flooring. The focal point of the room is the decorative fireplace with a mantel, surround and a slate hearth.



Entrance Hall

An inviting entrance hall with a coved ceiling, pendant light points (one with a decorative ceiling rose), central heating radiator with a decorative cover, dado rail, deep skirtings and oak flooring. Timber doors open to the lounge, dining room, breakfast kitchen and basement level.

A Welcoming
Entrance Hall





Lounge

16'1 x 13'11 (4.90m x 4.24m)

A beautiful reception room with front facing timber glazed sash windows, coved ceiling and a pendant light point with a decorative ceiling rose. Also having a picture rail, central heating radiators with decorative covers, deep skirtings and oak flooring. To one wall, there is a range of fitted shelving. The focal point of the room is the working cast iron fireplace with a marble mantel, surround and hearth.

An Elegant Reception Room,
Abundant in Character





Dining Room

13'11 x 11'6 (4.25m x 3.50m)

An elegant dining room with a rear facing timber glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose and a picture rail. Also having a central heating radiator with a decorative cover, TV/aerial points, deep skirtings and oak flooring. The focal point of the room is the decorative fireplace with a mantel, surround and a slate hearth.



Breakfast Kitchen

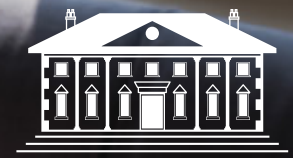
18'3 x 11'8 (5.56m x 3.56m)

A lovely breakfast kitchen that provides space for a 4-seater dining table. Having a rear facing timber double glazed sash window, coved ceiling, pendant light points, deep skirtings and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, under-counter lighting and a 2.0 bowl Belfast style sink with a chrome mixer tap. The appliances include an Aga with two hot plates and two ovens, an integrated Siemens fridge/freezer, an integrated Siemens dishwasher and an integrated Zanussi washing machine. A hardwood stable-style door with double glazed panels opens to the rear of the property.



A Superb Breakfast Kitchen,
Featuring a Two-Oven Aga





10 Manchester Road



Conveniently Positioned for Access to a Range of Excellent Schooling, Hospitals, the City Centre and the Amenities of Broomhill

Breakfast Kitchen

18'3 x 11'8 (5.56m x 3.56m)

A lovely breakfast kitchen that provides space for a 4-seater dining table. Having a rear facing timber double glazed sash window, coved ceiling, pendant light points, deep skirtings and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, under-counter lighting and a 2.0 bowl Belfast style sink with a chrome mixer tap. The appliances include an Aga with two hot plates and two ovens, an integrated Siemens fridge/freezer, an integrated Siemens dishwasher and an integrated Zanussi washing machine. A hardwood stable-style door with double glazed panels opens to the rear of the property.

From the entrance hall, a timber door opens to a stone staircase, which leads down to the:

Basement Level

Cellar

18'4 x 13'1 (5.60m x 4.00m)

Having light, central heating radiator, power and housing the Worcester boiler.

Ground Floor Continued

From the entrance hall, a staircase with a walnut hand rail, timber balustrading, carpet stair rods and decorative panelling rises to the:

First Floor

Landing

Having a coved ceiling and pendant light points. Timber doors open to bedroom 2, family bathroom, master bedroom and bedroom 3.

Bedroom 2

13'11 x 11'6 (4.23m x 3.50m)

A spacious double bedroom with a rear facing timber glazed sash window, coved ceiling and a pendant light point with a decorative ceiling rose. Also having a central heating radiator with a decorative cover, telephone point and deep skirtings.

Family Bathroom

A large family bathroom that is well-appointed and has a rear facing timber double glazed obscured sash window, recessed lighting, extractor fan, wall mounted light point, two chrome heated towel rails, fitted vanity mirror, deep skirtings and tiled flooring. There is a built-in storage cupboard with fitted shelving. There is a Sphinx suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a HR chrome mixer tap and a tiled splash back. In the centre of the room is a freestanding roll-top bath with a chrome mixer tap and a hand shower facility. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Master Bedroom

14'1 x 12'10 (4.28m x 3.90m)

A bright master bedroom with a front facing timber double glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

Having rear facing obscured glass blocks, recessed lighting, extractor fan, partially panelled walls, fitted vanity mirror, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of a low-level WC and a Burlington pedestal wash hand basin with a chrome mixer tap. To one corner, there is a fully tiled shower enclosure with a fitted Aquas rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 3

10'10 x 10'5 (3.30m x 3.30m)

Another double bedroom with a front facing timber double glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator and deep skirtings.

From the first floor landing, a staircase with a walnut hand rail and timber balustrading rises to the:

Second Floor Landing

Having a flush light point, central heating radiator and access to eaves storage. Timber doors open to bedroom 4 and bedroom 5.

Bedroom 4

21'0 x 8'6 (6.39m x 2.60m)

Having a roof window, recessed lighting, built-in storage and a central heating radiator. Access can be gained to eaves storage.

Bedroom 5

16'7 x 11'8 (5.05m x 3.56m)

Having a roof window, recessed lighting and a central heating radiator with a decorative cover. There is a range of fitted furniture, incorporating long hanging and shelving. Access can also be gained to a loft space.

Exterior and Gardens

From Manchester Road, a wrought iron pedestrian gate opens to the front of the property where a stone flagged path leads to the main entrance door. Alongside the path is a garden that is mainly laid to lawn with a mature tree, shrubs and hedge borders. To the rear of the property, there is a stone flagged seating terrace with exterior lighting, a water tap and mature shrubs. Access can be gained to the breakfast kitchen. An opening within two trellis fences leads to a further patio with planted borders. Stone steps with wrought iron balustrading rises to a timber pedestrian gate, which opens to a gravelled passageway that is shared with 12 Manchester Road. A timber pedestrian gate opens to a continuation of the gravelled path, which 10 Manchester Road has a right of access over 1 Sale Hill.



Master Bedroom

14'1 x 12'10 (4.28m x 3.90m)

A bright master bedroom with a front facing timber double glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator. A timber door opens to the master en-suite shower room.

A Spacious Master
Bedroom Suite





Master En-Suite Shower Room

Having rear facing obscured glass blocks, recessed lighting, extractor fan, partially panelled walls, fitted vanity mirror, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of a low-level WC and a Burlington pedestal wash hand basin with a chrome mixer tap. To one corner, there is a fully tiled shower enclosure with a fitted Aquas rain head shower, an additional hand shower facility and a glazed screen/door.



Bedroom 3

10'10 x 10'5 (3.30m x 3.30m)

Another double bedroom with a front facing timber double glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator and deep skirtings.



Bedroom 2

13'11 x 11'6 (4.23m x 3.50m)

A spacious double bedroom with a rear facing timber glazed sash window, coved ceiling and a pendant light point with a decorative ceiling rose. Also having a central heating radiator with a decorative cover, telephone point and deep skirtings.



Bedroom 4

21'0 x 8'6 (6.39m x 2.60m)

Having a roof window, recessed lighting, built-in storage and a central heating radiator. Access can be gained to eaves storage.

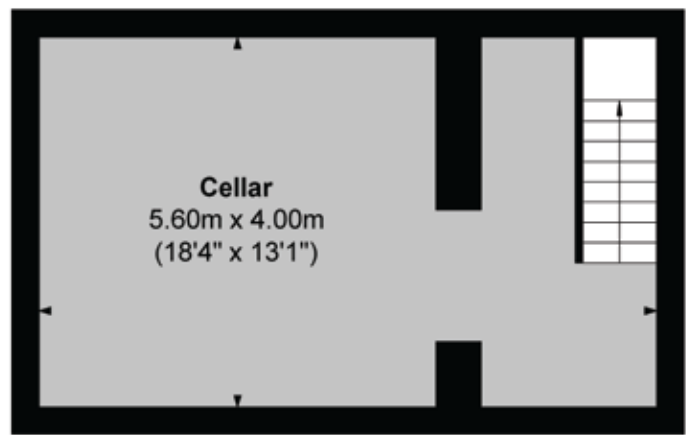
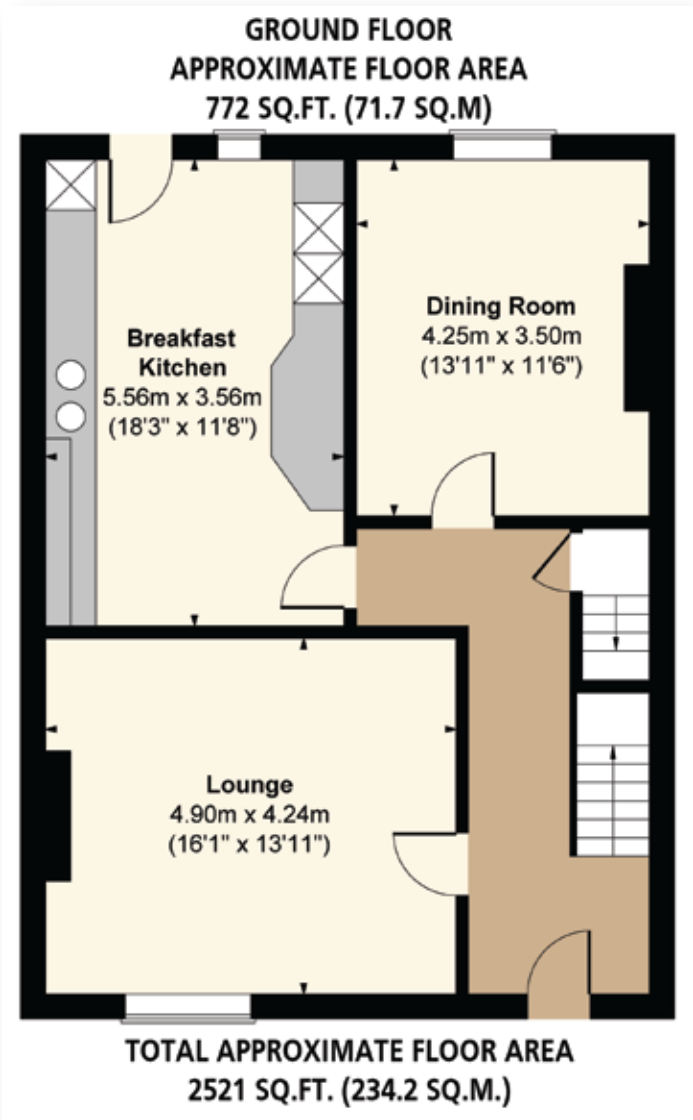




Family Bathroom

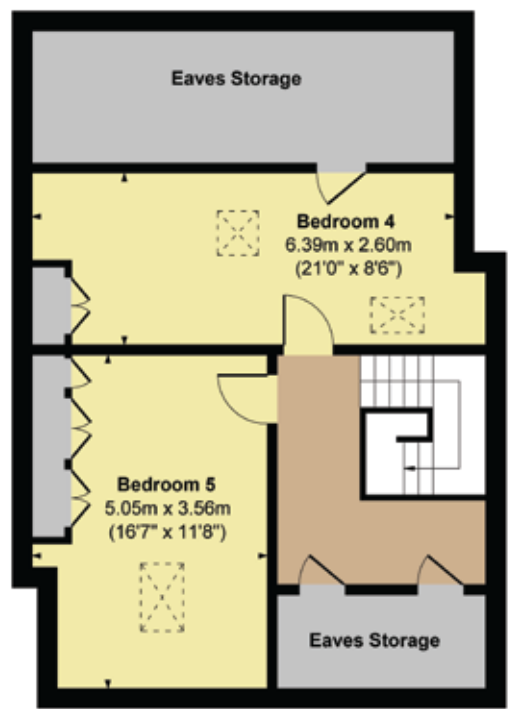
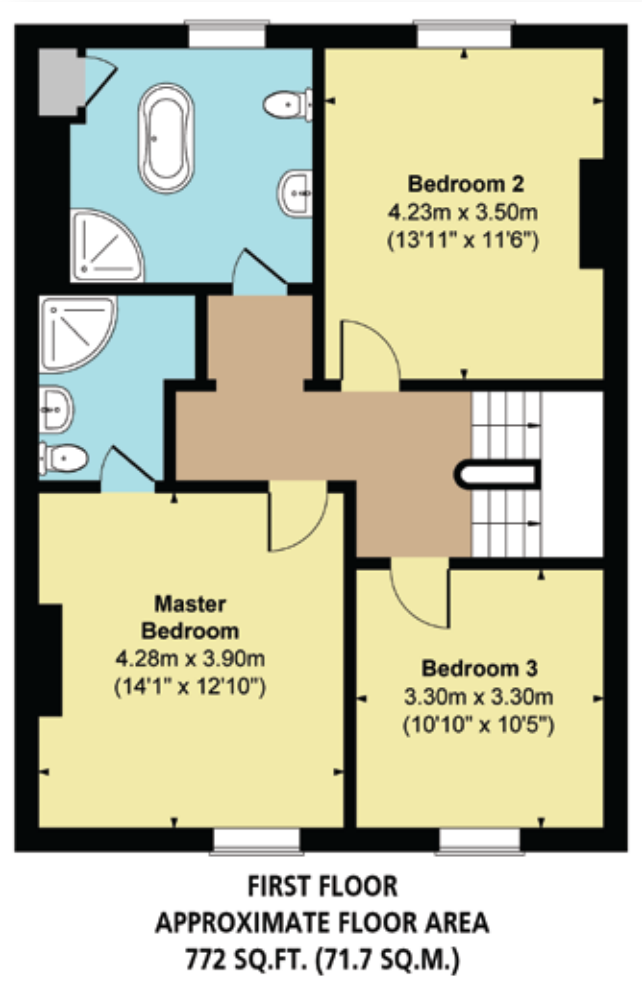
A large family bathroom that is well-appointed and has a rear facing timber double glazed obscured sash window, recessed lighting, extractor fan, wall mounted light point, two chrome heated towel rails, fitted vanity mirror, deep skirtings and tiled flooring. There is a built-in storage cupboard with fitted shelving. There is a Sphinx suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a HR chrome mixer tap and a tiled splash back. In the centre of the room is a freestanding roll-top bath with a chrome mixer tap and a hand shower facility. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.





CELLAR
APPROXIMATE FLOOR AREA
287 SQ.FT. (26.7 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



SECOND FLOOR
APPROXIMATE FLOOR AREA
(INCLUDING EAVES)
690 SQ.FT. (64.1 SQ.M)



Exterior and Gardens Continued

To the rear of the property, there is a stone flagged seating terrace with exterior lighting, a water tap and mature shrubs. Access can be gained to the breakfast kitchen. An opening within two trellis fences leads to a further patio with planted borders. Stone steps with wrought iron balustrading rises to a timber pedestrian gate, which opens to a gravelled passageway that is shared with 12 Manchester Road. A timber pedestrian gate opens to a continuation of the gravelled path, which 10 Manchester Road has a right of access over 1 Sale Hill.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: E

Services: Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre optic and the mobile signal quality is good.

Rights of Access/Shared Access: There is shared access to a passageway at the rear with 12 Manchester Road. There is a right of access to the rear over 1 Sale Hill.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is medium from surface water and very low from rivers and the sea.

Conservation Area: The property is located in the Broomhill Conservation Area.

Tree Preservation Order: Yes.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



10 Manchester Road

Broomhill, Sheffield,

South Yorkshire, S10 5DF

Offers in the Region of £650,000