



*Spencer.*

**18, Ashgate Road, Broomhill, S10 3BZ**

Buy —

this simply stunning period example of Georgian townhouse architecture with eight bedrooms and rear off-street parking

— from *Spencer.*

- Stunning eight bedroom Grade II listed Georgian townhouse
- Superb kitchen dining room with island and pantry store
- Three beautifully fitted modern shower rooms and downstairs WC
- Cosy lounge flooded with natural light and feature fireplace
- Double glazed sash windows and stunning period features throughout
- Underfloor heating to the ground floor
- Off-street parking and low maintenance yard to rear
- Additional ample cellar space ideal for further conversion
- EPC D / Council Tax Band E
- What three words///healthier.alert.fact



Offers Around

**£795,000**





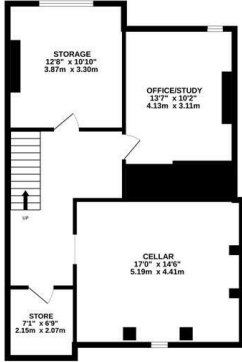




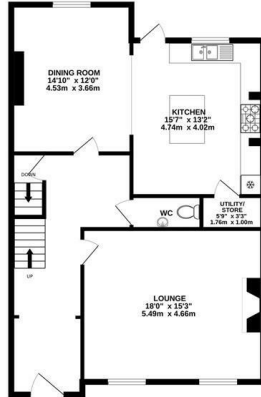


# Floorplan

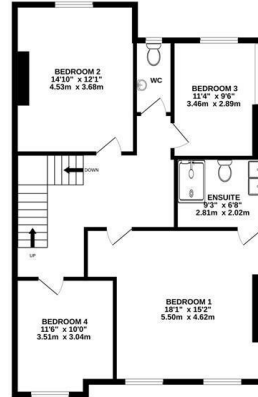
BASEMENT - ROOM HEIGHT = 2.08M



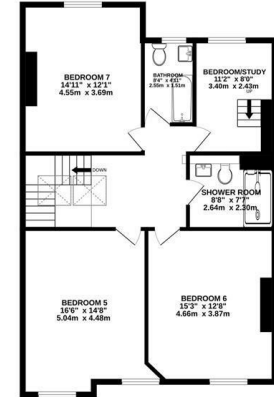
GROUND FLOOR - ROOM HEIGHT = 3.31M



1ST FLOOR - ROOM HEIGHT = 3.00M



2ND FLOOR - ROOM HEIGHT = 2.78M



THE CELLAR IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 2863sq.ft. (266.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2024



**Spencer.**

+44 (0)114 268 3682

info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP

SpencersEstateAgents.co.uk

SpencersAgents

SpencersAgents

SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948