



176 Marmion Road, Sheffield S11 8TS



Lettings

# 176 Marmion Road

Per Calendar Month

## £900 Per Calendar

To let is this beautifully presented 3 bedroom terrace home, well located for all the local amenities on Ecclesall Road with convenient transport links for the University, hospitals and city centre.

Ideal for young professionals and families, the property briefly comprises of: front sitting room, dining room with access to the cellar for storage and an off shot kitchen. First floor double bedroom, a second single bedroom, and bathroom with shower cubicle and white suite. Second floor double attic bedroom. Outside: Rear garden. On street parking.

PART-FURNISHED. 6-12 MONTHS TENANCY.

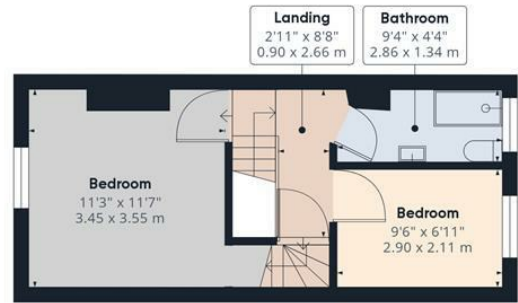
Restrictions: No smokers. Energy Efficiency Rating E. Council Tax Band B.







Ground Floor



Floor 1



Floor 2

Approximate total area<sup>m</sup>  
754.23 ft<sup>2</sup>  
70.07 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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