



21 Marr Terrace, Ranmoor, Sheffield, S10 3GL





# 21 Marr Terrace

## Ranmoor

Offers Around

# £295,000

Perfect for a first time buyer or young family is this spacious and well presented three bedroom mid-terrace property situated in the heart of Ranmoor, close to excellent amenities including first class restaurants and wine bars, as well as local parks and within close proximity of the Peak District.

The attractive accommodation briefly comprises: lounge to the front with feature fireplace, good sized dining kitchen with high gloss units and range of built-in appliances and further ample dining area. Access to cellar. To the first floor are two good sized bedrooms and bathroom with a full, modern suite and separate shower. further staircase rises to a superb large double bedroom.

Outside to the rear is a self contained garden with south westerly terrace and secure store.

- In The Heart Of Ranmoor
- A Very Sought After Suburb
- Three Bedroom Mid Terrace
- Close To Excellent Restaurants, Bistros And Amenities
- Large Dining Kitchen With High Gloss Units
- Lounge With Feature Fireplace
- Superb Large Studio Double Bedroom
- Self Contained Garden And South Westerly Facing Terrace
- EPC Rating D
- Viewing Via Banner Cross Office







## 21 MARR TERRACE

APPROXIMATE GROSS INTERNAL AREA = 73 SQ M / 785 SQ FT

CELLAR = 12 SQ M / 129 SQ FT

TOTAL = 85 SQ M / 914 SQ FT

(EXCLUDING EAVES)

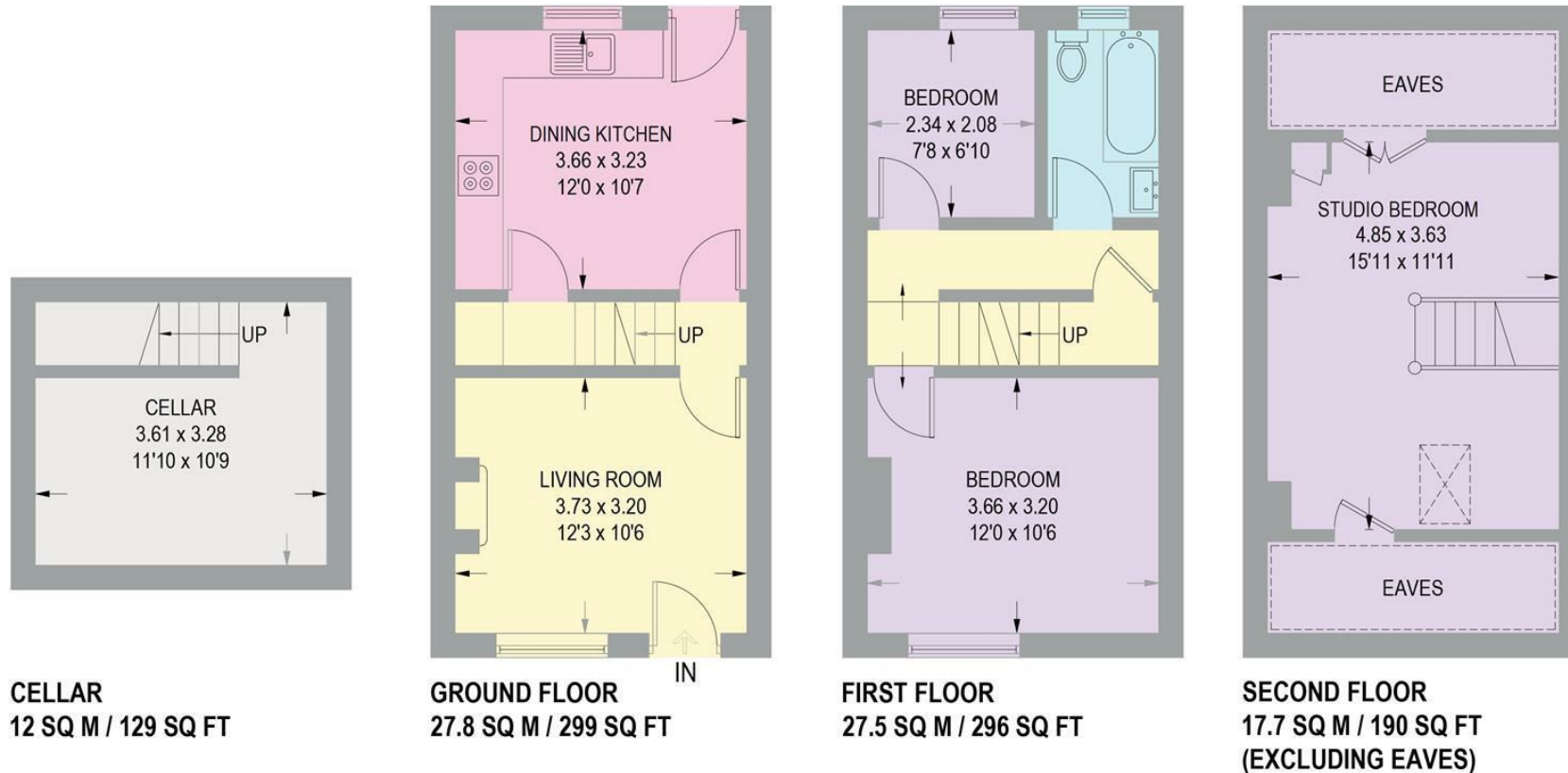


Illustration for identification purposes only, measurements are approximate, not to scale.

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