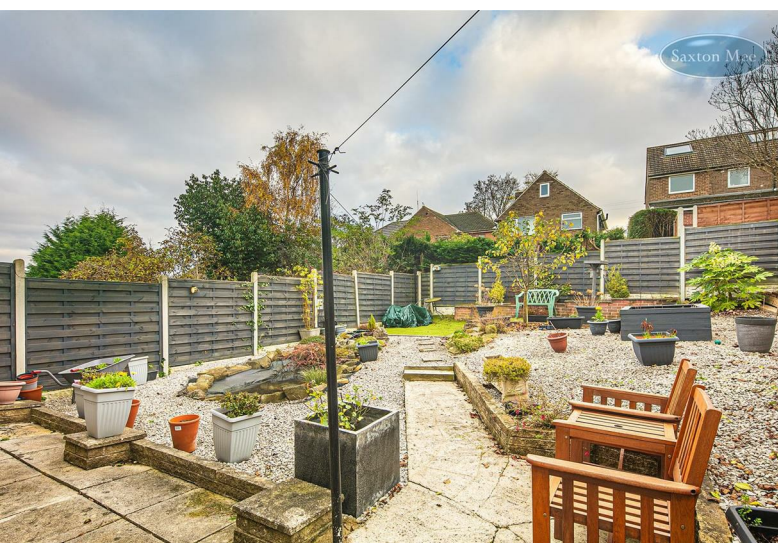




Marchwood Avenue Stannington Sheffield S6 5LG  
Offers Around £300,000

# Marchwood Avenue

Sheffield S6 5LG

Offers Around £300,000

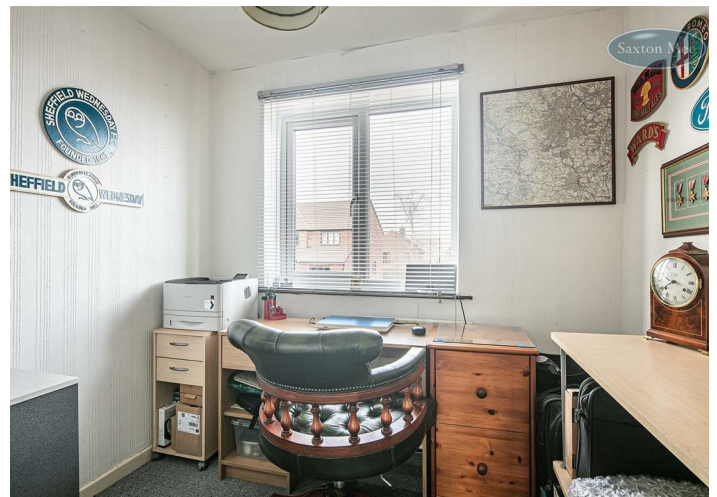
**\*\* SOUTH FACING REAR GARDEN \*\*** Benefiting from a driveway and garage is this three bedroom semi detached property which is situated on this popular residential road in close proximity to amenities and well regarded schools. The property enjoys a south facing rear garden and has uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises of front door which opens into the entrance hall with a downstairs WC. Access into the open plan lounge and dining room which has a bay window to the front and patio doors to the rear making this a bright and airy space, while the focal point is the gas fire. A door then opens into the separate kitchen which was installed approximately six years ago. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, microwave and fridge. Access into the tandem garage.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master double bedroom to the front has fitted wardrobes and impressive views. Double bedroom two overlooks the rear garden. Bedroom three is to the front aspect. The bathroom is fully tiled and has a heated towel rail/radiator and a three piece suite white suite including bath with electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- OPEN PLAN LOUNGE/DINING ROOM & SEPARATE KITCHEN
- TANDEM GARAGE & A DRIVEWAY
- SOUTH FACING REAR GARDEN
- FANTASTIC LOCATION
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE





## OUTSIDE

To the front is a driveway providing off-road parking, this in turn leads to the tandem garage. To the rear is a good sized south facing rear garden which has a patio, lawn and gravelled areas.

## LOCATION

Offering a range of superb local amenities, the property lies within reach of several highly regarded schools for all ages. Excellent transport links including key bus routes into the city centre and neighbouring towns. You are a short distance from the Peak National Park. There are several green spaces to explore on the doorstep, including the Loxley and Rivelin Valleys.

## MATERIAL INFORMATION

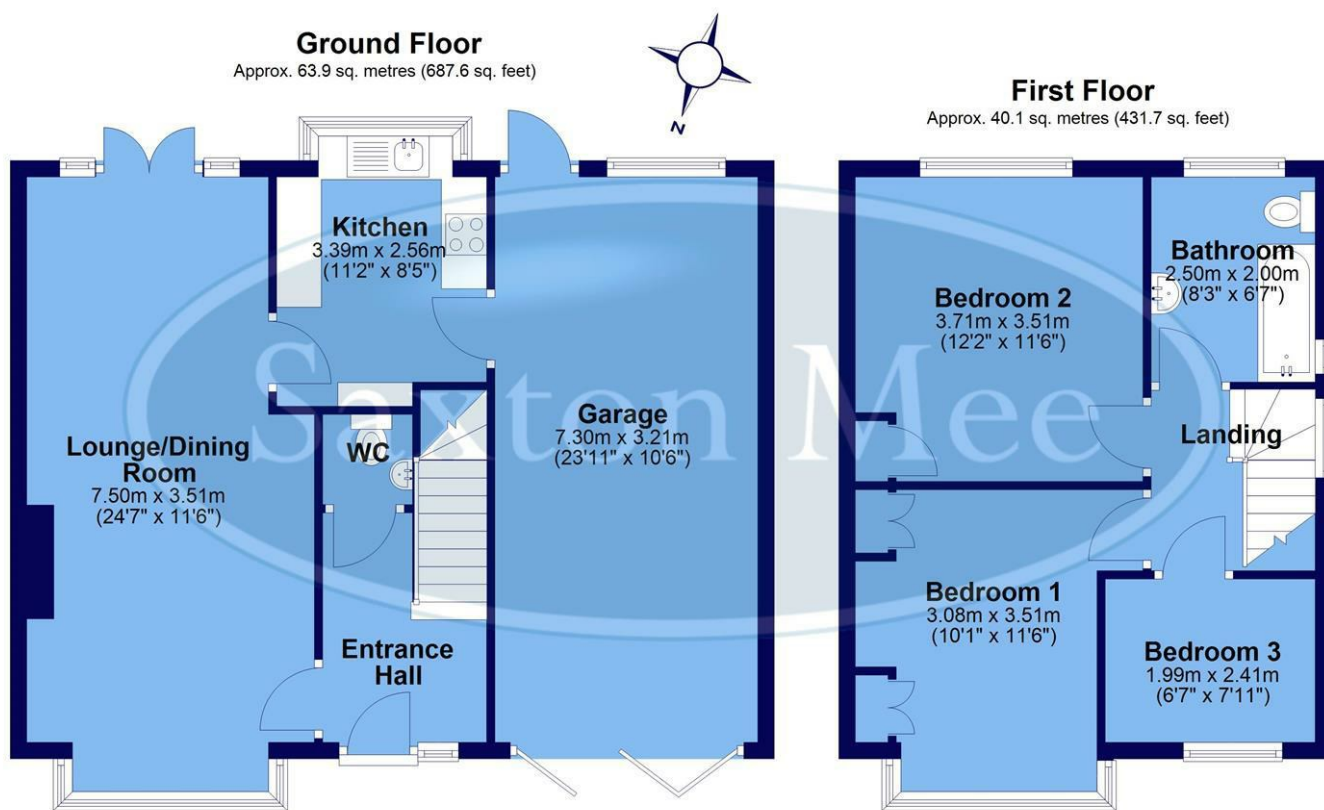
The property is Leasehold with a term of 800 years running from the 25th March 1960.

The property is currently Council Tax Band C.

## VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Total area: approx. 104.0 sq. metres (1119.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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