











## 3 Marshall Road

Woodseats • Sheffield • S8 0GN

Asking Price £270,000

This attractive three-bedroom semi-detached family home is ideally located in the popular area of Woodseats, close to Graves Park and a wide range of local amenities, shops, schools, and transport links. The property offers a lovely light and airy, homely atmosphere, thoughtfully arranged over three levels, and benefits from an attractive rear garden and a useful cellar providing additional storage or potential for future development (subject to consent). The ground floor features a spacious living room to the front, filled with natural light from a generous front-facing window. Finished in warm, earthy tones and complemented by a log burner, the room offers a cosy yet spacious feel, perfect for relaxing or entertaining. To the rear, overlooking the garden and with access to the cellar, is a well-proportioned family dining kitchen. This space includes a range of matching units with contrasting worktops, brick-effect tiled splashbacks, an integrated oven, induction hob, and space for further appliances. Wood-effect flooring runs throughout, with ample room for a breakfast or dining table. The first floor provides a generous front-facing double bedroom decorated in a warm palette with neutral carpeting. To the rear is a single bedroom, ideal for a child's room or home office, featuring a useful walk-in storage area housing the Worcester combination boiler. The modern family bathroom is finished with a contemporary white suite, contrasting tiled walls and flooring, and a heated chrome towel rail. Stairs rise to the second floor, where a further double bedroom creates a versatile living space, enhanced by built-in storage within the eaves. Externally, the property boasts a well-maintained front garden creating a great first impression. The attractive rear garden is laid with a blocked-paved patio, partial lawn, and garden shed, all softened by established planting, making it ideal for families and outdoor enjoyment. Marshall Road is well located in the popular Woodseats area of Sheffield, close to a wide range of local shops, cafés, and amenities along Chesterfield Road. Graves Park, Sheffield's largest park, is nearby, offering excellent green space and leisure facilities. The area is well served by local schools and benefits from regular bus services and good road links to Sheffield City Centre, the M1 motorway, and the Peak District, making it a convenient and well-connected location.









- Semi Detached Home in Woodseats, S8
- 3 Bedrooms & Modern Bathroom
- Modern Bathroom
- Cosy Living Room & Log Burner
- Light & Airy Dining Kitchen
- Combination Boiler & Double Glazing
- Close to Graves Park
- Attractive Rear Garden
- Freehold
- Council Tax Band A, EPC Rating E



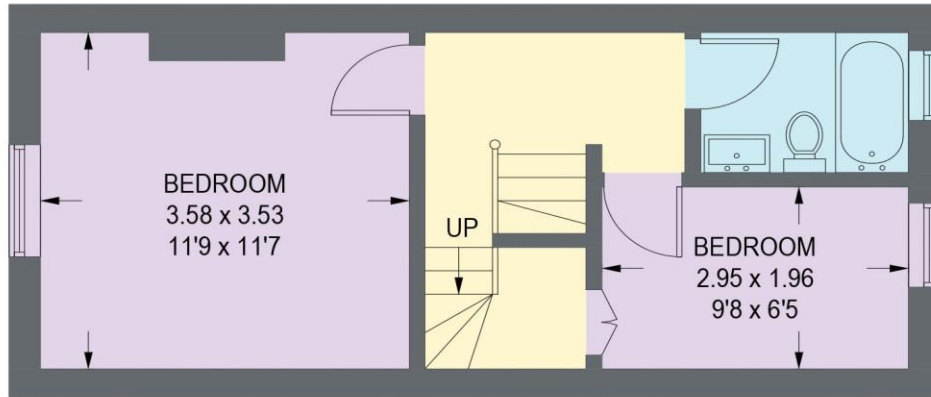






### 3 MARSHAL ROAD

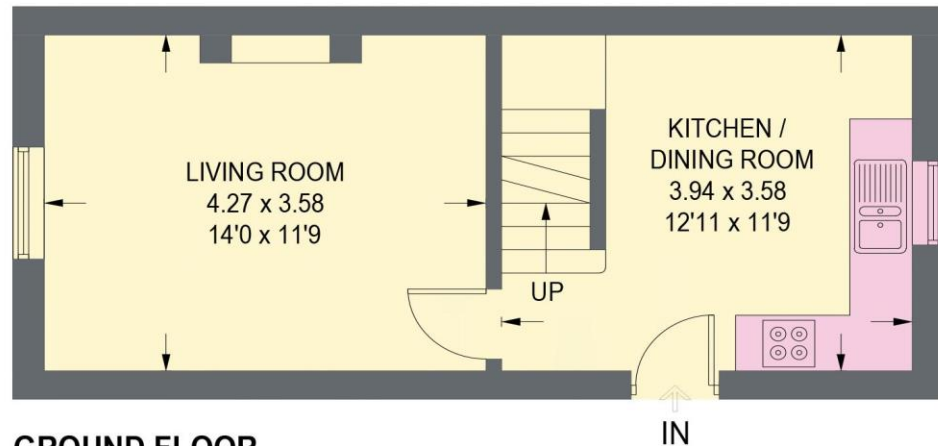
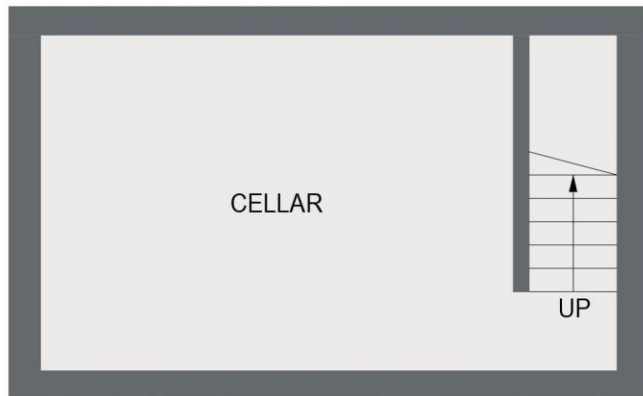
APPROXIMATE GROSS INTERNAL AREA = 72.7 SQ M / 782 SQ FT  
(EXCLUDING CELLAR)



**FIRST FLOOR**  
**30.1 SQ M / 324 SQ FT**



**SECOND FLOOR**  
**12.4 SQ M / 133 SQ FT**



**GROUND FLOOR**  
**30.2 SQ M / 325 SQ FT**

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

(IDMRP2025)





haus

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