



31 Marion Road

Hillsborough, Sheffield, S6 1WB

Guide price £250,000



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Nestled on the charming Marion Road in Hillsborough, Sheffield, this delightful mid-terrace house, built in 1901, offers a perfect blend of modern living and classic character. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. With three well-proportioned bedrooms, it is ideal for families or those seeking extra room for guests or a home office.

The heart of the home is undoubtedly the stylishly extended rear, featuring bi-fold doors that seamlessly connect the indoor living space to the garden. This creates a wonderful flow, perfect for enjoying the outdoors during warmer months. The interior is modern and tastefully decorated throughout, ensuring a comfortable and inviting atmosphere.

Convenience is at your doorstep, as the property is situated close to a variety of local shops and restaurants, catering to all your daily needs. Additionally, the nearby tram stop offers excellent transport links, making it easy to explore the wider Sheffield area.

This property presents a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a contemporary home. Don't miss the chance to make this lovely house your new home.

Lounge

Front facing window and external door. The log burner is a great feature and benefit to the room.

Kitchen Diner

Rear bi folding doors opening onto the garden and sky lights. Extended dining area with space for a table and chairs. Wall and base units with integral fridge freezer, washing machine, dishwasher, oven, microwave, hob with extractor fan and sink with drainer. Feature brick fireplace. Door into the cellar.

Bathroom

Rear facing window. Freestanding bath with rain shower over. Pedestal sink and WC.

Bedroom One

Front facing window. Space for a double bed and wardrobe. Built in storage cupboard.

Bedroom Three

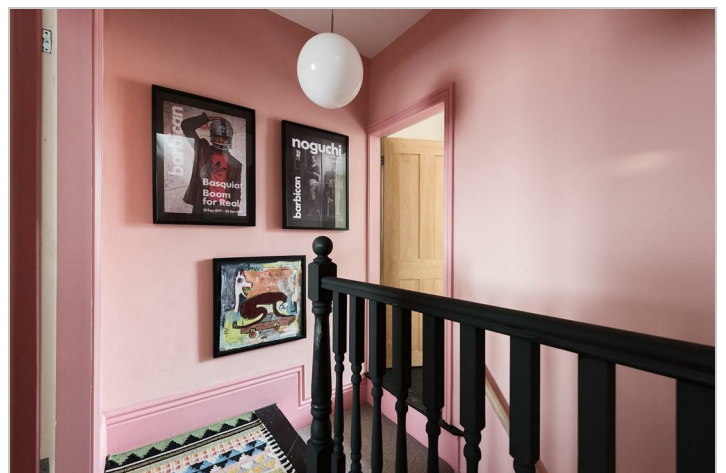
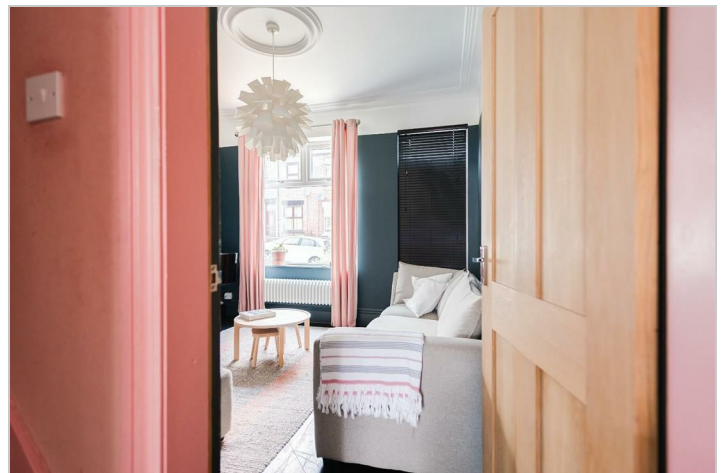
Rear facing window. Space for a bed and wardrobe. Currently set up as a nursery.

Bedroom Two

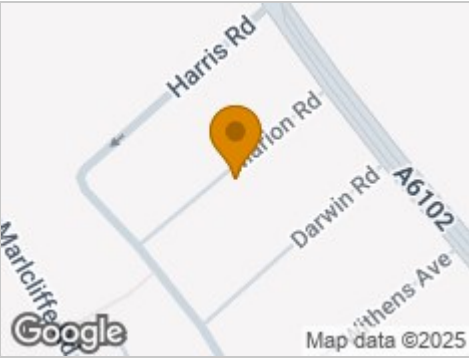
Skylight window. Space for a double bed and wardrobes. Feature brick wall.

Exterior

To the front of the property there is a pebbled gated area leading to the door. The shared alleyway leads to the rear garden which consists of a lawn, patio and pebbled shrubbery area. There is also a brick outhouse for storage.



Road Map



Hybrid Map



Terrain Map



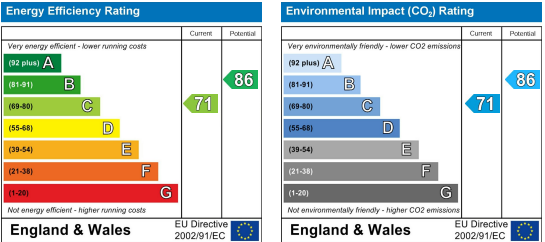
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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