



19-21 Ford Road, Marsh Lane, Sheffield, S21 5RE

Saxton Mee

# 19-21 Ford Road

## Marsh Lane

Price Guide

# £400,000

GUIDE PRICE - £400,000-£410,000

Delightfully situated amidst semi rural surroundings this superb beautifully proportioned THREE BEDROOMED detached house is set well back from the road and enjoys appealing views to the front and rear.

Standing within easy reach of Dronfield, Chesterfield and Sheffield together with ease of access to the motorway network and very close to the highly sought after Marsh Lane Primary school, the surprisingly spacious accommodation which extends to 1739 sq ft (including the garage) has been attractively refurbished to include all new windows throughout approx. 18 months ago, with a new gas fired combination boiler around 2017, at the same time as a well appointed kitchen.

The impressive accommodation includes: spacious reception hall which doubles as a study area, dining room with French doors opening to the front garden and patio with far reaching views , superb fitted kitchen with ceramic sink and space for range cooker, most useful laundry/utility room, beautifully proportioned living room. First floor landing with two excellent double bedrooms both with period feature fireplaces , very good size single bedroom and spacious bathroom with bath and separate walk in shower.

Double cellar. Ample parking for several cars, large garage and mainly lawned garden with patio taking advantage of the views.



- Beautifully proportioned
- Considerably refurbished
- Amazing views to the front and rear
- New gas fired combination boiler around 2017
- New windows in 2022
- Superb private semi rural position
- Good size garden and ample parking with detached double garage
- Three good size bedrooms all with built in wardrobes
- Potential for further development subject to planning.
- EPC: C / Freehold / Council Tax Band E



# 19-21 FORD ROAD

APPROXIMATE GROSS INTERNAL AREA = 119.1 SQ M / 1281 SQ FT  
 GARAGE = 26.8 SQ M / 288 SQ FT  
 CELLAR = 15.8 SQ M / 170 SQ FT  
 TOTAL = 161.7 SQ M / 1739 SQ FT

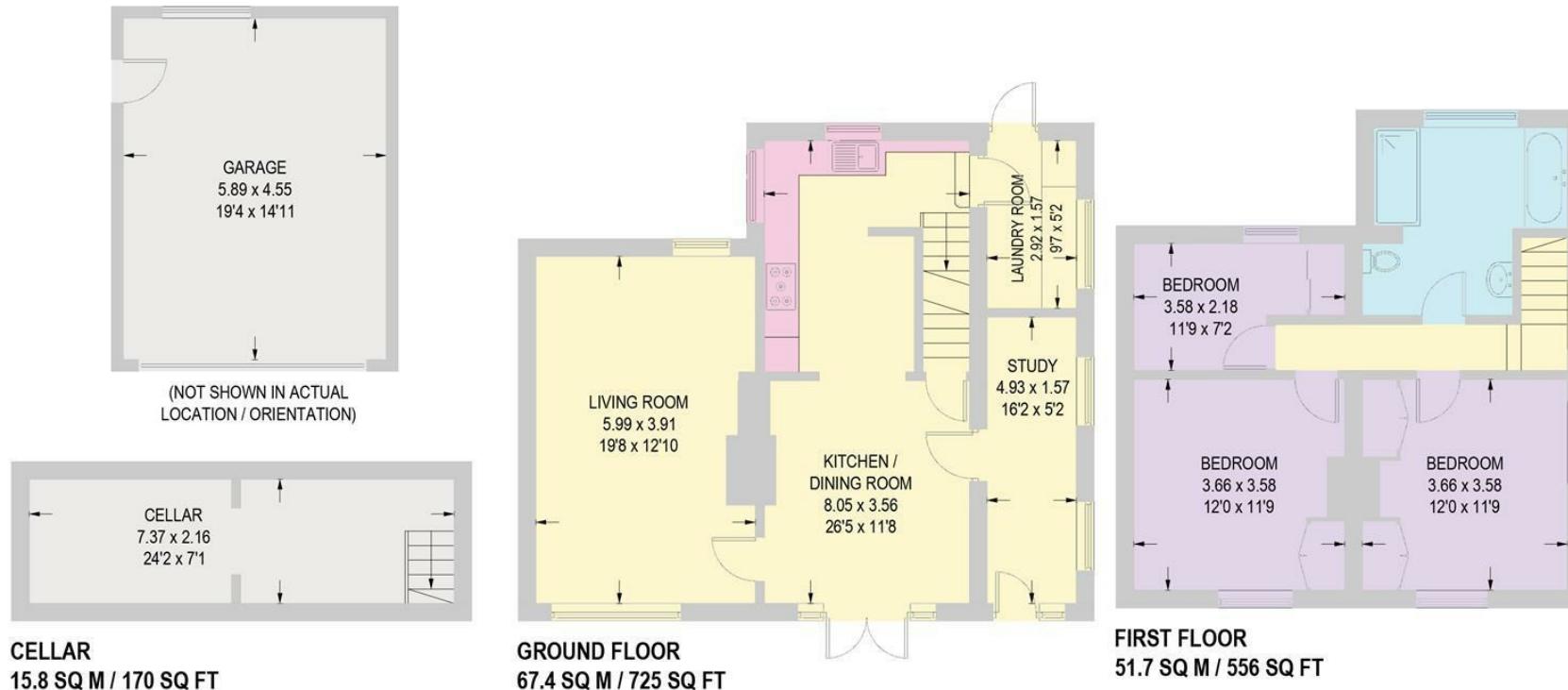


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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