



## Machon Bank Road

Sheffield, S7 1PH

Guide Price £240,000



- No Chain
- Lounge with gas stove
- Two doubles bedrooms and One single
- Bathroom with 3 piece suite

- Three bedroom Mid terraced
- Vaulted cellar
- South westerly facing with patio
- Super location

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Hunters of Hunters Bar are delighted to bring to market this well presented, 3 bedroom stone built home having a cottage feel. Arranged over 3 floors offering light and airy accommodation which benefits from a combination boiler, double glazing, neutral decorative tones and a south-west facing attractive rear garden.

The ground floor comprises of a front facing cosy lounge, complemented by fireplace housing a gas stove upon a tiled hearth. The kitchen continues with the tiled floor hosting white base units and contrasting worktop. There is space and plumbing for a washing machine which are available by separate negotiation and rear door access to the porch and garden. Stairs descend to the vaulted cellar.

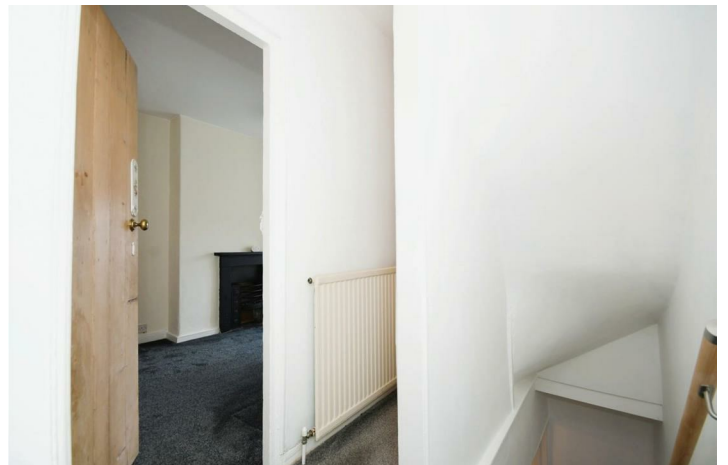
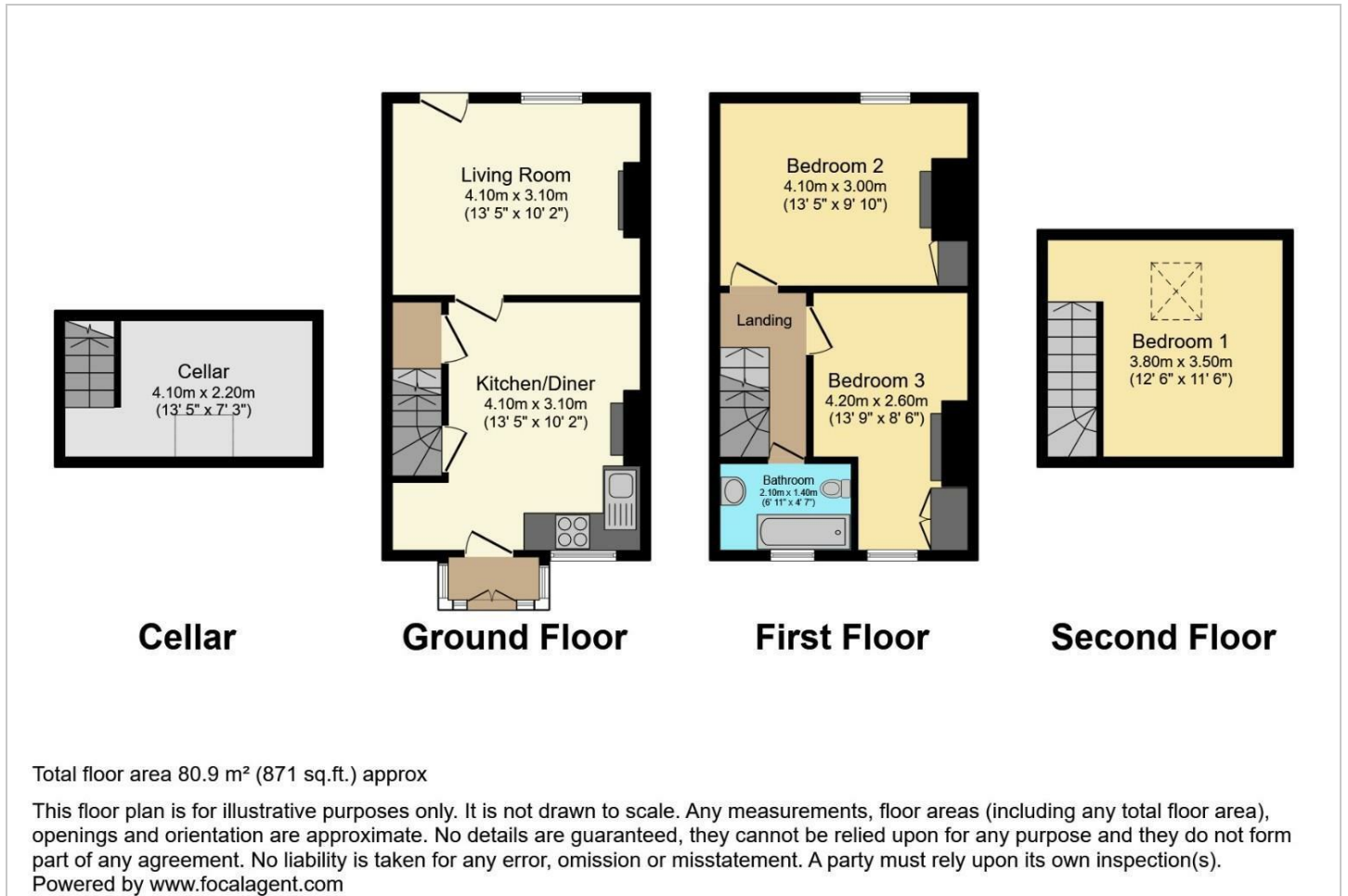
The first floor comprises of a double bedroom decorated in neutral tones to the front and to the rear is a single bedroom with rear facing window. The bathroom has fully tiled walls and vinyl flooring, providing a 3-piece white suite and heated towel rail. Stairs rise to the second-floor landing to a double bedroom with a front facing Velux window.

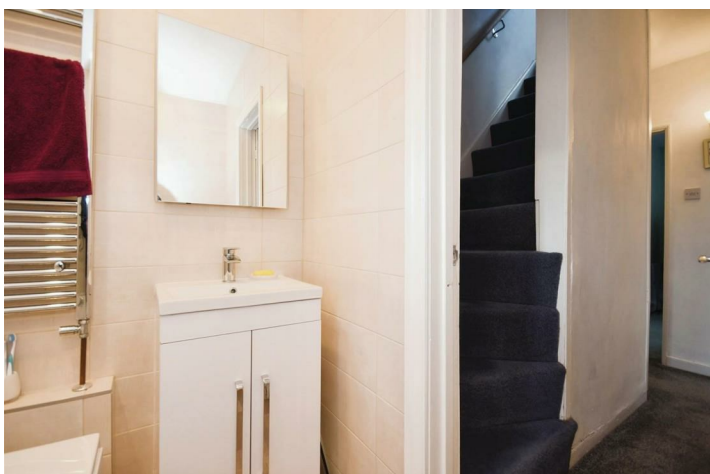
Outside, a shared walkway provides access to a south-west facing attractive stone patio with flower borders.

Machon Bank Road is extremely popular, commanding an enviable position with local shops, cafes, bars, and restaurants in Nether Edge, Sharrow Vale, Hunters Bar, and Abbeydale Road. There are local schools, recreational facilities including local parks and theatres, public transport, and access links to the city centre, train stations, universities, hospitals, and the Peak District.



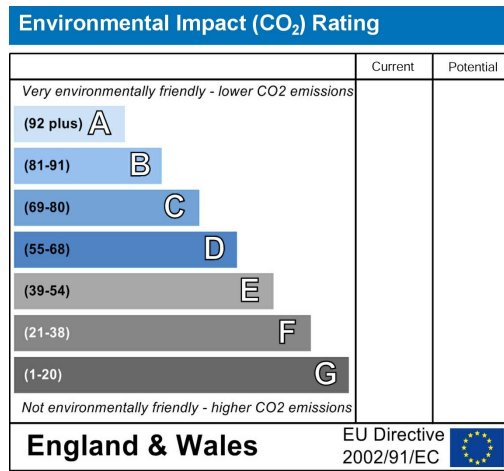
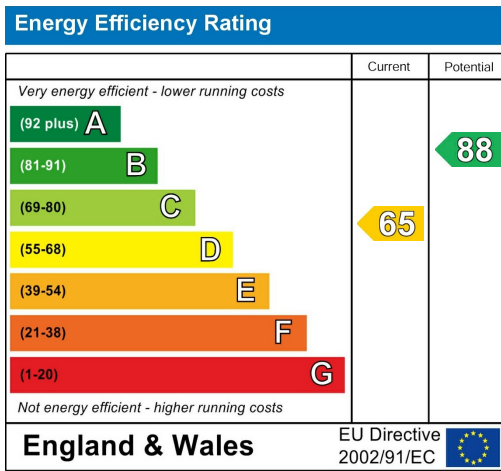
# Floorplan







### Energy Efficiency Graph



### Viewing

Please contact our Hunters Sheffield - Hunters Bar Office on 0114 267 2080 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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