

HUNTERS®

HERE TO GET *you* THERE

69 Marsh House Road, Sheffield, S11 9SQ

Asking Price £500,000

Property Images



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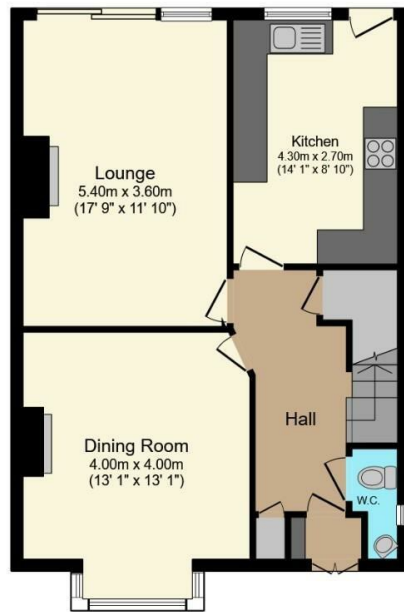


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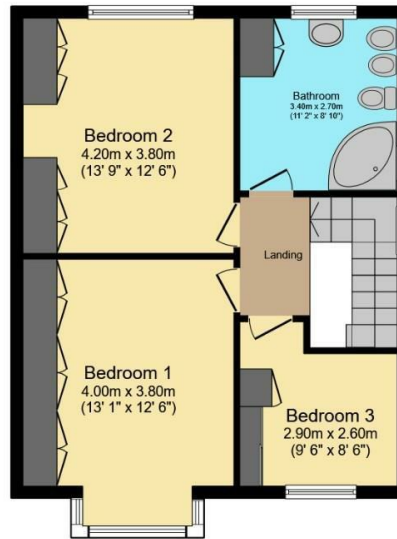
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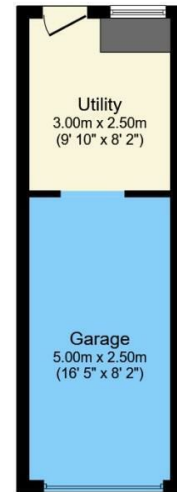




Ground Floor



First Floor




Garage

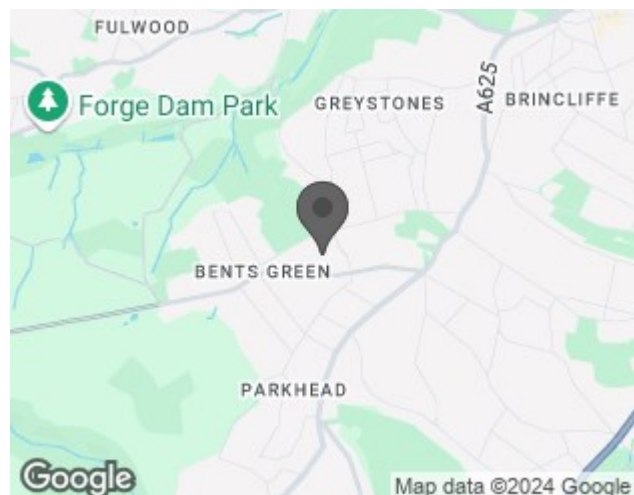
Total floor area 140.2 m² (1,509 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	55	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2
Tenure: Leasehold

Situated in this leafy suburb of Sheffield on this quiet cul-de-sac is this semi-detached property which is full of character. With 3 large bedrooms, a garage, landscaped gardens, garage and utility, a wealth of local pubs and restaurants, parks and local Primary & Secondary schools, this is the perfect home for the your professional and the growing family. Great bus links include the 81, 82 & 83 services.

Entering this property you are greeted by a grand entrance hall with stairs leading up to the 1st floor, a cloakroom to your right with W.C and access into the front and rear reception rooms and the kitchen.

The lounge at the rear of the property is south facing and is of good size with French patio doors leading straight out onto the patio.

The kitchen is fitted with work tops and units around 3 sides with views over the rear garden and boasts a good size pantry off the hallway.

Up on the 1st floor you find the stairs split off to the left taking you to the bedrooms and the family bathroom.

The front bedroom boasts the bay window and comes with fitted wardrobes. Bedroom 2 has fitted wardrobes with views over the rear garden.

The larger than average bathroom has a large corner bath, a wash basin toilet and bidet and is located the rear.

The third bedroom is located to the front of the property.

Outside of the property we have a large landscaped rear garden with a lawn and mature beds.

To the front is a low maintenance front garden with private drive which leads to a single garage with utility behind.

Features

• No Chain • Three Bedroom Semi-detached • Two reception rooms • Potential to extend subject to necessary consents • Patio doors to the reception with access to the patio • In the catchment for highly regarded local schools • Delightful South facing rear gardens • Ground floor W.C • Excellent Local Amenities & Transport Links