



# 86 Marshall Road

Woodseats, Sheffield

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**Blenheim**  
Park Estates



### Exterior and Gardens

To the front of the property, there is a walled front garden with plants and shrubs. A path gives access to a shared passageway.

The shared passageway has exterior lighting and access can be gained to the main entrance door of number 86. The path continues to a timber pedestrian gate which opens to the rear of the home.

An Exceptional Three Bedroomed  
Terraced Family Home...





86 Marshall Road

## Welcome to 86 Marshall Road

Welcome to 86 Marshall Road, an outstanding three bedroomed terraced residence that has undergone tasteful renovations, creating a contemporary home with unique and bespoke features. Boasting bright living spaces and high specification throughout, this wonderful property is perfectly suited for a family.

Occupying the ground floor is the original bay windowed lounge with a log burner and an amazing dining kitchen, which has been extended to incorporate floor-to-ceiling glazing allowing light to flood this stunning space. Within the dining kitchen are a range of high-quality integrated appliances and a bar that is hidden behind retractable doors and has a Fisher and Paykel beer/wine fridge drawer. On the first floor, is a wonderful double bedroom that has ample bespoke fitted storage, a further bedroom and the well-appointed family bathroom. The second floor is where you will find the impressive master bedroom with modern exposed timber beams, Velux roof windows, a Juliet balcony and a modern en-suite shower room. 86 Marshall Road is accompanied by a low-maintenance garden to the rear, which has a patio and provides access to the dining kitchen.

Located in Woodseats, 86 Marshall Road has a host of conveniences nearby, including supermarkets, restaurants, shops, cafes and public houses. Outdoor spaces can be enjoyed within a short travel time, such as Millhouses Park, Ecclesall Woods and Graves Park. The property is also well-placed for good local schooling and is a short drive away from the Peak District and Sheffield city centre. Dore & Totley train station can be reached within a short journey, where rail trips can be made to Manchester, Leeds, York and Nottingham.

**The property briefly comprises of on the ground floor:** Entrance hallway, lounge and dining kitchen.

**Basement Level:** Cellar.

**On the first floor:** Landing, bedroom 2, bedroom 3 and family bathroom.

**On the second floor:** Master bedroom and master en-suite shower room.

### **Ground Floor**

An aluminium door with a double glazed obscured panel and a matching side panel opens to the:

### **Entrance Hallway**

Having recessed lighting, flush light point, central heating radiator and tiled flooring. To one wall, there is a fitted cloak cupboard with shelving and integrated letterbox. An steel door with a fluted / obscure glazed panel opens to the lounge and a timber door opens to a staircase that leads down to additional

storage and to the basement level. Double steel doors with glazed panels open to the dining kitchen.

### **Lounge**

12'6 x 11'6 (3.80m x 3.50m)

A bright lounge with a front facing timber original bay window, coved ceiling, pendant light point and wall mounted light points. Also having a central heating radiator, TV/aerial point, deep skirtings and solid herringbone flooring. The focal point of the room is the Dunsley log burner that sits on a polished concrete hearth.

From the entrance hallway, a timber door opens to a staircase, which leads down to the:

### **Basement Level**

### **Cellar**

13'9 x 12'4 (4.20m x 3.75m)

With light and power.

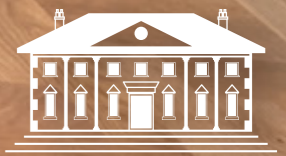




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A Delightful Bay  
Windowed Lounge



**Dining Kitchen**  
19'2 x 12'4 (5.85m x 3.75m)

A stunning dining kitchen that has been thoughtfully extended to feature a double glazed roof panel and floor-to-ceiling double glazing that overlooks the rear garden. Having recessed lighting, wall mounted light points, Sonos ceiling speaker, central heating radiators, deep skirtings and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating a Dekton work surface, upstands, an antique-style mirrored splash back, under-counter lighting and an inset 1.0 bowl sink with a black Quooker mixer tap that has a boiling water function. Appliances include a Bora four-ring induction hob with a built-in extractor fan, Fisher and Paykel Steam Oven, Fisher and Paykel oven/grill, Fisher and Paykel fridge/freezer and a Neff dishwasher. To one wall, there is a fitted bench with storage beneath. There is a bar area which has timber retractable sliding doors, lighting, shelving and a Fisher and Paykel wine/beer fridge drawer. An aluminium door with a double glazed panel opens to the rear of the property.

A Stunning Dining Kitchen,  
Exuding Style & Quality...





86 Marshall Road

## Tastefully Renovated Throughout to a High Specification, Including an Impressive Frameless Glazed Extension

### Ground Floor Continued

#### Dining Kitchen

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From the entrance hallway, a staircase with glazed balustrading rises to the:

### First Floor

#### Landing

Having recessed lighting, a pendant light point, central heating radiator, recessed shelving and deep skirtings. Oak doors open to bedroom 2, bedroom 3, family bathroom and the stairs leading up to the master bedroom.

#### Bedroom 2

14'5 x 11'6 (4.40m x 3.50m)

A fantastic double bedroom with front facing UPVC double glazed windows with Somfy electrically operated sheers and curtains, pendant light points and feature LED lighting. Also having a central heating radiator with a fitted radiator cover and ribbed panelling with a picture rail to one of the walls. There is a comprehensive range of furniture, including short/long hanging, drawers, shelving and a vanity table.

#### Bedroom 3

9'6 x 8'4 (2.90m x 2.55m)

Having a rear facing UPVC double glazed window, pendant light point, central heating radiator and engineered timber flooring. There is a range of fitted furniture which includes shelving and short hanging.

### Family Bathroom

A luxurious family bathroom with a double glazed roof panel, a rear facing UPVC double glazed obscured window, recessed lighting and a wall mounted light point. Also having partially tiled walls, recessed shelving, chrome heated towel rail and tiled flooring. There is a suite in white comprising of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and a mirrored storage cabinet with shelving. To one wall, there is a Lusso Stone bath with a chrome mixer tap, a fitted rain head shower and a glazed screen.

From the landing, a timber door opens to a staircase which rises to the:

### Second Floor

#### Master Bedroom

18'9 x 13'0 (5.72m x 3.97m)

An exceptionally spacious master bedroom that has been stylishly decorated. Having Velux roof windows with electrically operated blackout blinds, spotlights, modern exposed timber beams and a central heating radiator. There is a range of fitted furniture, which includes short hanging and shelving. An aluminium tilt and turn door with a double glazed opens to a Juliet-style balcony that overlooks a living roof. A sliding steel door with fluted /obscured glazed panels opens to the master en-suite shower room.

#### Master En-Suite Shower Room

With a double glazed roof panel, spotlights, pendant light point, recessed lighting, extractor fan, partially tiled walls, shaver point and tiled flooring. There is a suite comprising of a black RAK & Lusso Stone Ceramics wall mounted WC and a wash hand basin with a mixer tap and drawers beneath. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and an obscured glazed screen.

### Exterior and Gardens

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The shared passageway has exterior lighting and access can be gained to the main entrance door of number 86. The path continues to a timber pedestrian gate which opens to the rear of the home.

To the rear, there is exterior lighting, a stone flagged patio, an astroturf lawn and planted borders. Access can be gained to the dining kitchen. The garden is fully enclosed by timber fencing and hedging.

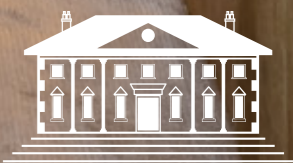




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A Spacious Double Bedroom  
Boasting Fitted Furniture



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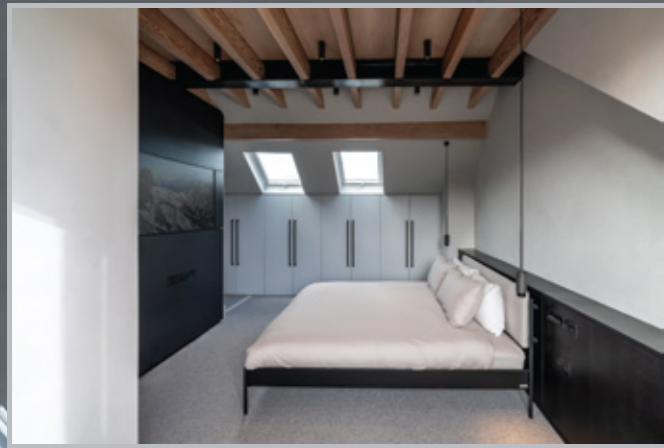


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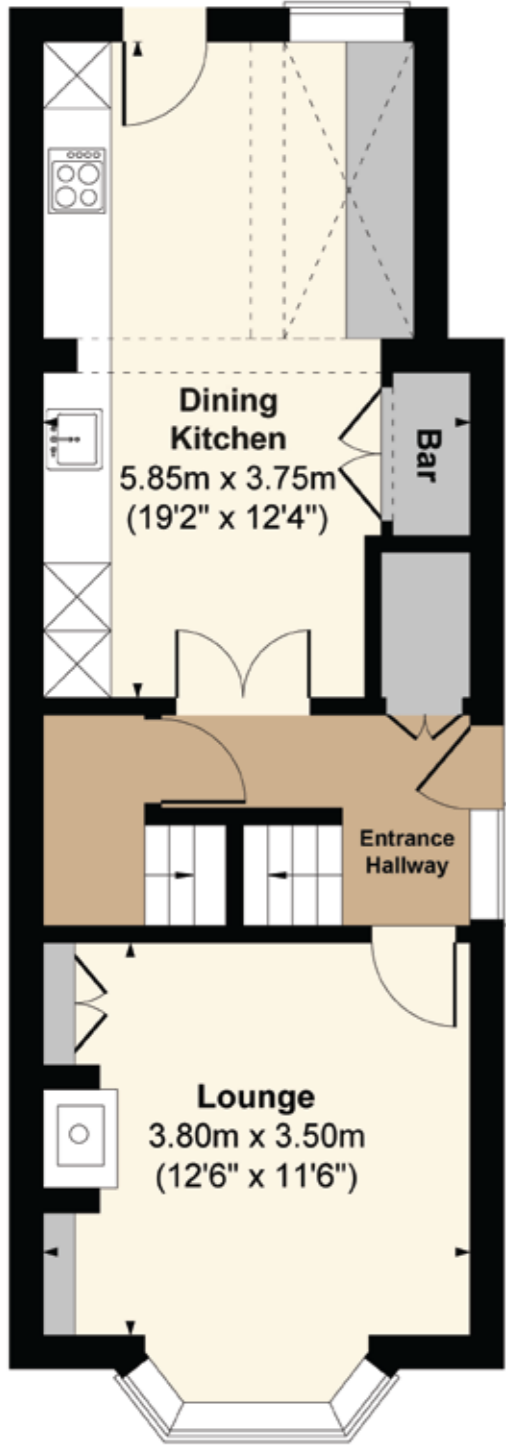
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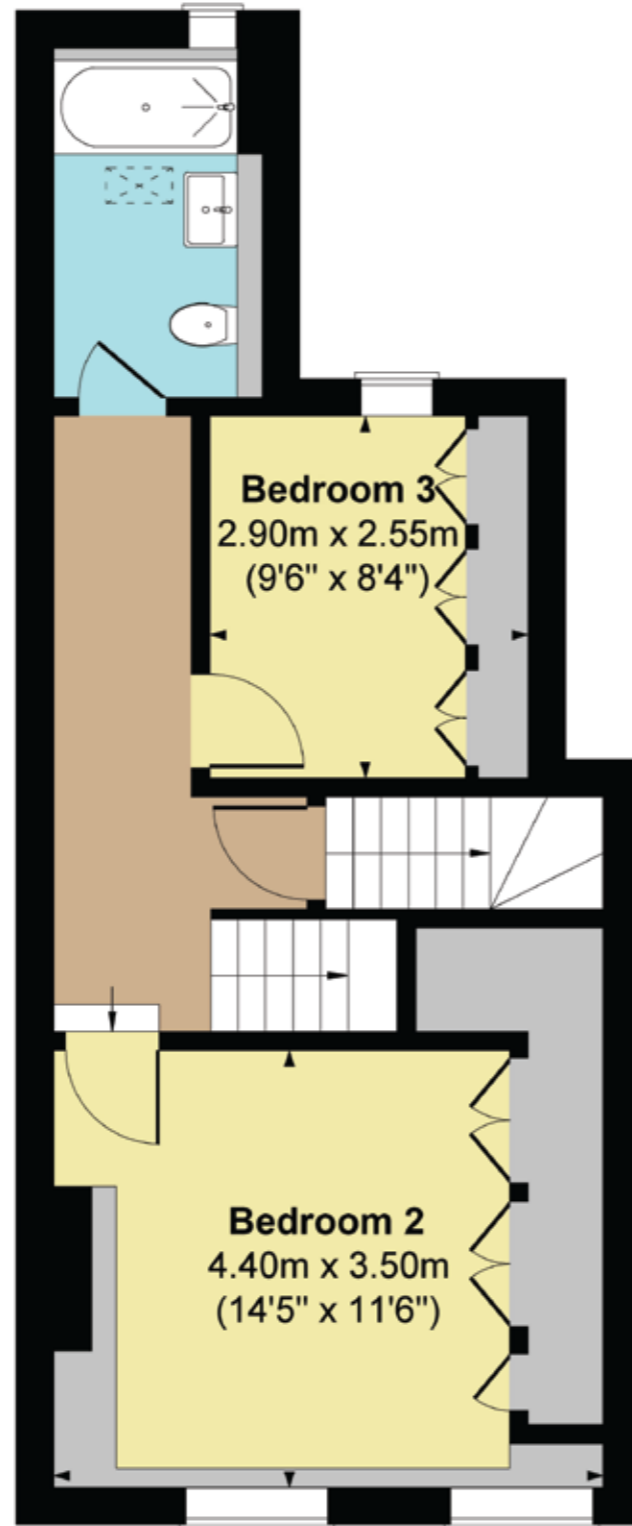




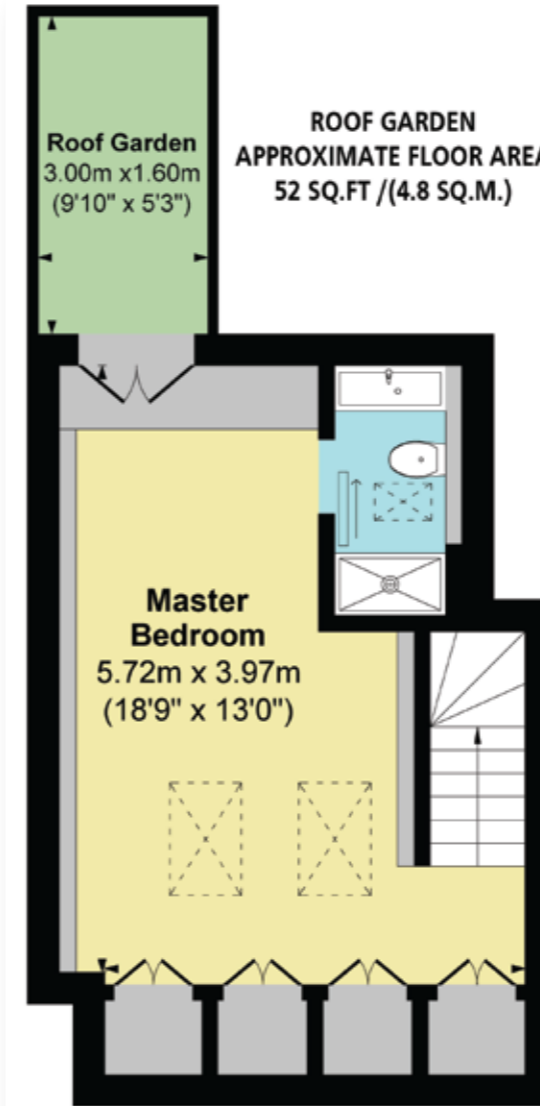
**TOTAL APPROXIMATE FLOOR AREA**  
1372 SQ.FT. (127.5 SQ.M.)



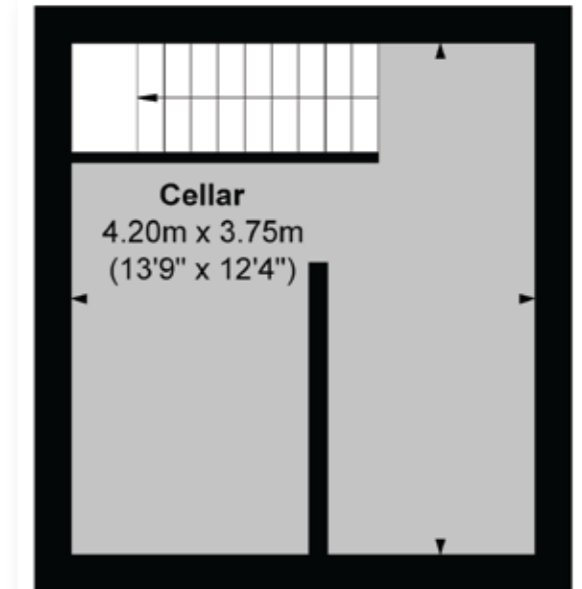
**GROUND FLOOR**  
APPROXIMATE FLOOR AREA  
466 SQ.FT. (43.3 SQ.M.)



**FIRST FLOOR**  
APPROXIMATE FLOOR AREA  
439 SQ.FT. (40.8 SQ.M.)



**SECOND FLOOR**  
APPROXIMATE FLOOR AREA  
296 SQ.FT. (27.5 SQ.M.)



**CELLAR**  
APPROXIMATE FLOOR AREA  
171 SQ.FT. (15.9 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



**Exterior and Gardens Continued**

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Viewing strictly by appointment with our consultant on

0114 358 2020

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**Tenure:** Freehold

**Council Tax Band:** A

**Services:** Mains gas, mains electric, mains gas and mains drainage. The broadband is fibre and the mobile signal quality is excellent.

**Rights of Access/Shared Access:** There is a shared passageway.

**Covenants/Easements or Wayleaves and Flood Risk:** None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

Under Section 21 of the Estate Agent Act 1979, we hereby declare a member of staff is an owner of this property.



86 Marshall Road  
Woodseats, Sheffield,  
South Yorkshire S8 0GP

**Offers in the Region of £350,000**