







29 Marr Terrace

Ranmoor • Sheffield • S10 3GL

Guide Price £250,000 - £260,000

Tucked away in the heart of the sought-after area of Ranmoor, on a quiet no-through road just off Fulwood Road, is this charming and deceptively spacious mid-terraced property. Arranged over three levels, the property offers light and airy accommodation with four bedrooms, making it an ideal purchase for first-time buyers, professional couples, families or investors. Externally, the property benefits from a private south-facing courtyard garden. The property is entered through a front-facing UPVC door into a welcoming living room, which benefits from plenty of natural light, attractive coving and a decorative ceiling rose. An archway leads through to the rear kitchen, fitted with a range of wall and base units, tiled splashbacks and an integrated oven, electric hob and extractor. There is additional space and plumbing for appliances, while a rear UPVC door provides direct access to the enclosed courtyard garden. A further archway from the living room leads to the cellar and bathroom. The fully tiled bathroom is fitted with a white three-piece suite comprising a bath with shower over and glass screen, WC and wash hand basin. A useful storage cupboard houses the boiler, while the cellar provides additional storage space. The first floor offers two well-proportioned double bedrooms, providing comfortable accommodation with plenty of flexibility to suit a variety of needs. Continuing to the second floor, there are two further double bedrooms, both featuring generous windows which create bright and airy spaces. The rooms also benefit from built-in storage, wood-effect laminate flooring and wall lighting, making them practical and comfortable bedrooms. Externally, the property benefits from a fully enclosed, paved courtyard garden, offering a low-maintenance outdoor space ideal for sitting out or entertaining. There is a raised planted area, a useful brick-built outhouse and a rear gate providing separate access to the property. Marr Terrace enjoys a convenient position just off Fulwood Road, within the popular residential area of Ranmoor. The property is well placed for the amenities of Ranmoor, Fulwood and nearby Broomhill, where a variety of shops, cafés, restaurants and everyday facilities can be found. Sheffield city centre, the universities and the city's major hospitals are also accessible, making the location particularly appealing to professionals, families and investors alike. The surrounding area offers excellent transport links alongside access to nearby green spaces and open countryside.





- Deceptively Spacious Mid Terrace
- Tucked Away in the Heart of Ranmoor
- 4 Double Bedrooms
- Arranged Over 3 Levels Plus Cellar
- Light & Airy Accommodation
- Modern Kitchen & Bathroom
- South Facing, Private Courtyard Garden
- No Onward Chain
- Freehold
- Council Tax Band B, EPC Rating D

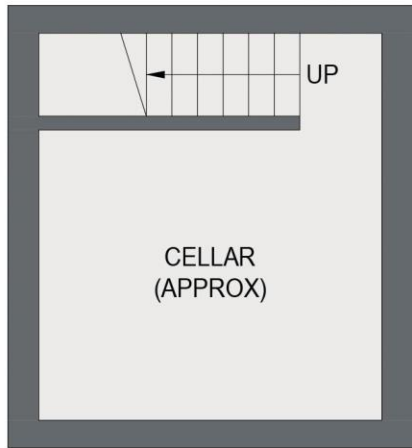


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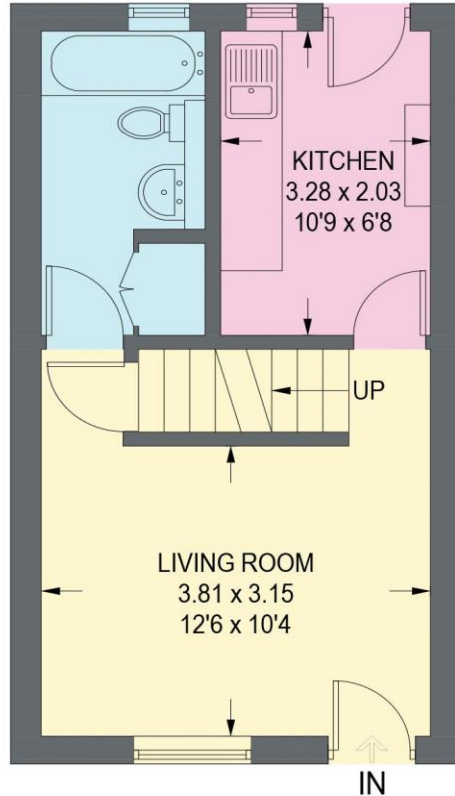
APPROXIMATE GROSS INTERNAL AREA = 81.3 SQ M / 874 SQ FT

CELLAR = 14.1 SQ M / 152 SQ FT

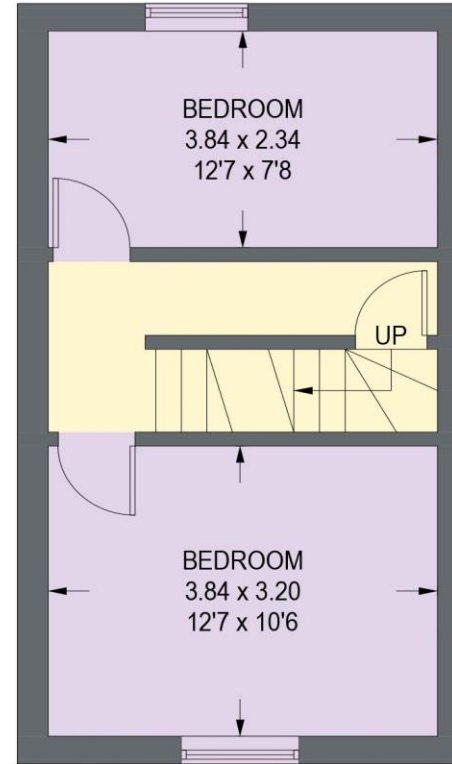
TOTAL = 95.4 SQ M / 1026 SQ FT



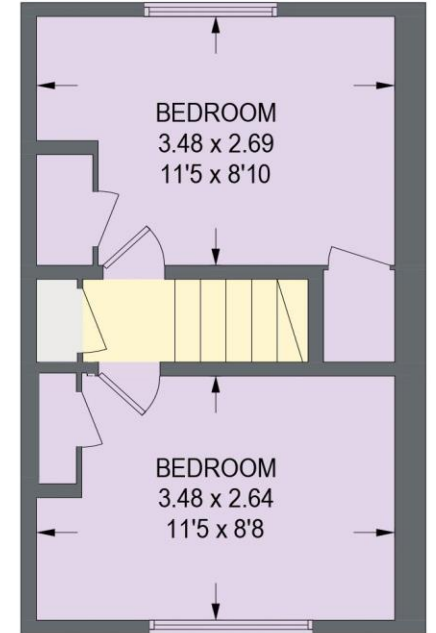
CELLAR
14.1 SQ M / 152 SQ FT



GROUND FLOOR
29.3 SQ M / 315 SQ FT



FIRST FLOOR
29.1 SQ M / 313 SQ FT



SECOND FLOOR
22.9 SQ M / 246 SQ FT

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

(IDMRP2025)



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