



104 Marshall Road, Woodseats, Sheffield, South Yorkshire, S8 0CD Offers In The Region Of £225,000

- Mid Terraced Home
- Well Proportioned Accommodation Over Three Floors
- Popular Residential Location
- uPVC Double Glazing
- Close To A Wide Range Of Local Amenities
- Three Bedrooms
- NO CHAIN
- Gas Central Heating
- Requiring Cosmetic Upgrading and Some Modernisation

104 Marshall Road, Sheffield S8 0GP

3 1 2 D

Council Tax Band: A



ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Having a timber entrance door with glazed top light and a staircase which leads to the first floor accommodation.

LIVING ROOM

12'4" x 11'5"

Having a front facing uPVC double glazed bay window, a cornice, and rose, to the ceiling, two wall lights and a feature fireplace with coal effect gas fire.

DINING ROOM

12'4" x 12'4"

With a rear facing uPVC double glazed window, a central heating radiator, a feature tiled fireplace with gas fire. There is also coving to the ceiling, a built in storage cupboard and access to the cellar head.

KITCHEN

8'10" x 6'10"

Fitted with a range of units above and below roll top work-surfaces incorporating a single drainer, single bowl stainless steel sink with mixer taps, space for a free standing cooker, space for a freezer and space and plumbing for an automatic washing machine. There is also a uPVC double glazed window, a uPVC door and tiled walls.

CELLAR ONE

10'9" x 5'7"

With a traditional cold slab.

CELLAR TWO

6'6" x 5'4"

Housing the gas meter.

SHOWER ROOM

5'7" x 5'11"

Fitted with a two piece suite comprising of a shower cubicle with a thermostatic shower and a pedestal wash hand basin. There is also a uPVC double glazed window, tiled walls, extractor fan and a central heating radiator.

SEPARATE W/C

6'2" x 2'1"

With a low flush w/c, a central heating radiator, tiled walls and a side facing uPVC double glazed window.

LANDING

BEDROOM ONE

14'6" x 11'6"

With two front facing uPVC double glazed windows, a central heating radiators and a good sized walk in cupboard.

BEDROOM TWO

13'4" x 9'9"

Having a rear facing uPVC double glazed window, a central heating radiator, pedestal wash hand basin and storage cupboard which houses the combination boiler.

SECOND FLOOR

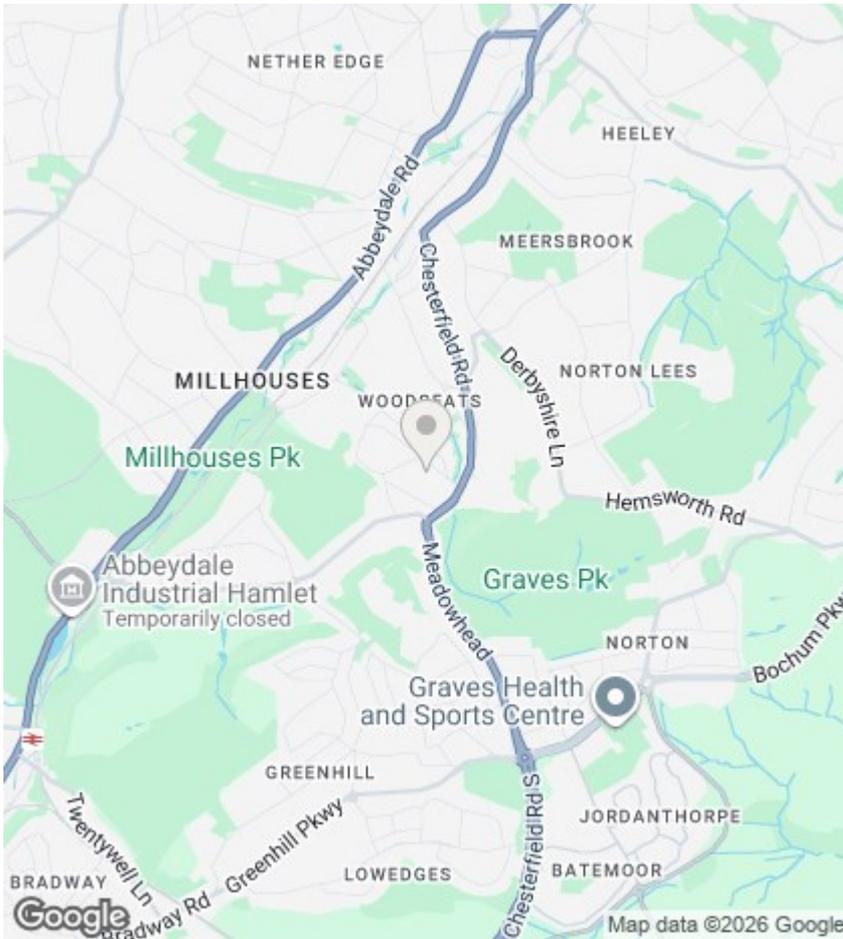
BEDROOM THREE

14'8" x 12'11"

With a Velux style window to the rear and a central heating radiator

OUTSIDE

Having a forecourt to the front and a pleasant enclosed yard garden to the rear with floral beds.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

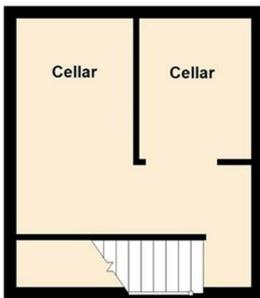
EPC Rating:

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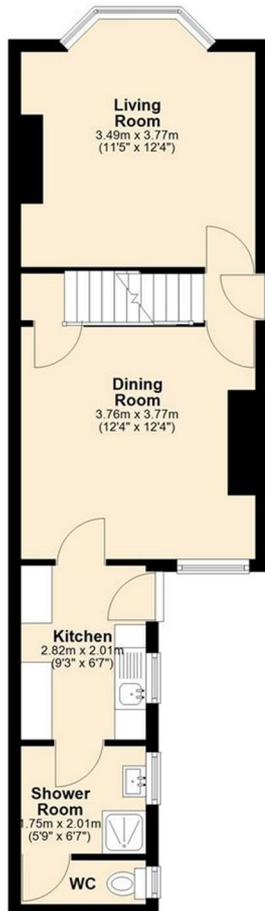
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Basement

Approx. 16.4 sq. metres (176.4 sq. feet)

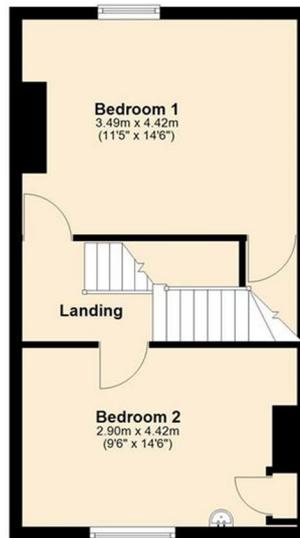


Approx. 42.5 sq. metres (457.4 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



Second Floor

Approx. 19.7 sq. metres (212.6 sq. feet)

