



**Queen Mary Rise, Manor Sheffield S2 1JL**

**welcome to**

## **Queen Mary Rise,Manor Sheffield**

Spacious four bedroom split level townhouse offering an ideal family home. Great access to Sheffield Parkway, motorway links and local amenities. Features include lounge, dining room, kitchen, conservatory, four bedrooms, bathroom, gardens, drive and garage.



**Hall**

Having a radiator,

**Wc**

Having a wc and wash hand basin. Front facing double glazed window and radiator.

**Lounge/Dining Room**

Front facing double glazed window, two radiator and a feature of the room is the electric fire.

**First Floor Landing**

Radiator.

**Kitchen**

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob and electric oven, space and plumbing for washing machine. Understairs Pantry, radiator, rear facing double glazed window and French doors leads to the conservatory.

**Conservatory**

Having double glazed windows and french doors leads to the rear garden.

**Wc**

Having a wc, wash hand basin and radiator.

**Bedroom One**

Two front facing double glazed windows and radiator.

**Second Floor Landing**

Loft access can be obtained.

**Bedroom Two**

Two rear facing double glazed windows and radiator. Fitted wardrobes.

**Bedroom Three**

Front facing double glazed window and radiator.

**Bedroom Four**

Front facing double glazed window and radiator.

**Bathroom**

A suite comprising bath with shower above, wc and wash hand basin. Partial tiling to the walls and radiator.

**Garden**

There are lawned gardens to the front and rear of the property.

**Drive & Garage**

There is a drive and garage which can be access from the rear of the property.



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## Queen Mary Rise, Manor Sheffield

- Four bedroom town house
- Split level over three floors
- Lounge/Dining room
- Dining kitchen & conservatory
- Drive & Garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£225,000**



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Property Ref:  
CPK114914 - 0006

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