







31 Marr Terrace

Ranmoor • Sheffield • S10 3GL

Guide Price £250,000 - £270,000

Tucked away in the heart of Ranmoor, located on a quiet no through road is a charming 2 double bedroom, deceptively spacious mid terraced property. Beautifully presented throughout, offering light and airy accommodation arranged over 3 levels and benefits from a lovely south facing, private courtyard. The property enters into an elegant living room, complemented by a high ceiling, coving and neutral, tasteful décor. The dining kitchen is filled with natural light and a pleasant outlook over the garden. Fitted with a range of wooden wall and base units, topped with contrasting quartz worktops, a Belfast sink and finished with quarry tiled floor. Integrated appliances include oven, gas hob and dishwasher. There is space for a breakfast table and generous under stairs storage, providing access to the cellar through a trap door. The first floor features a good-sized front facing double bedroom complete with built in storage. The bathroom is spacious, providing generous storage solutions and housing the boiler. A traditional white suite provides a bath, hand wash and WC with separate corner shower cubicle and varnished wooden floor. Stairs rise to the second floor where a stunning studio bedroom frames a fabulous leafy outlook and provides an impressive double bedroom, complemented by bespoke wardrobe storage. Externally a south facing rear garden creates a tranquil, private outdoor space, enhanced by raised flower bed and established planting. A rear gate provides alternative access via a resident passageway and also leads to an outhouse, offering outdoor storage. Located in the heart of Ranmoor, with excellent amenities close by including public houses, restaurants, shops and cafes. There are several reputable schools within catchment and many local parks including Endcliffe, Bingham and Forge Dam. Offering excellent transport links to the city centre, hospitals and universities, as well as close proximity to the Peak District.





- Deceptively Spacious Mid Terrace
- Tucked Away in the Heart of Ranmoor
- 2 Stylish Double Bedrooms
- Light & Airy Dining Kitchen
- Elegant Living Room
- Spacious Bathroom
- Sought After Residential Location
- South Facing, Private Garden
- Council Tax Band B, EPC Rating C
- Freehold

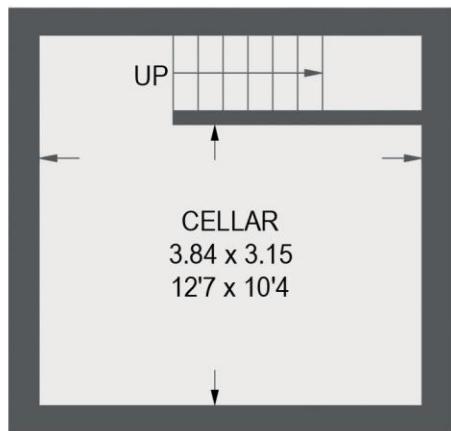


31 MARR TERRACE

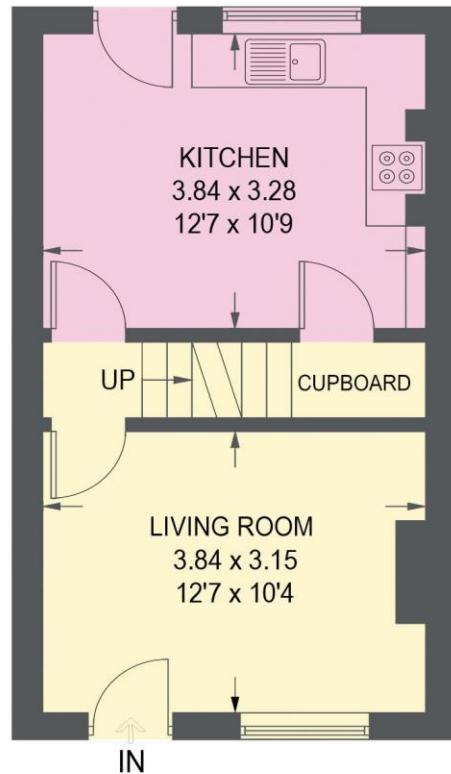
APPROXIMATE GROSS INTERNAL AREA = 78 SQ M / 839 SQ FT

CELLAR = 16.0 SQ M / 172 SQ FT

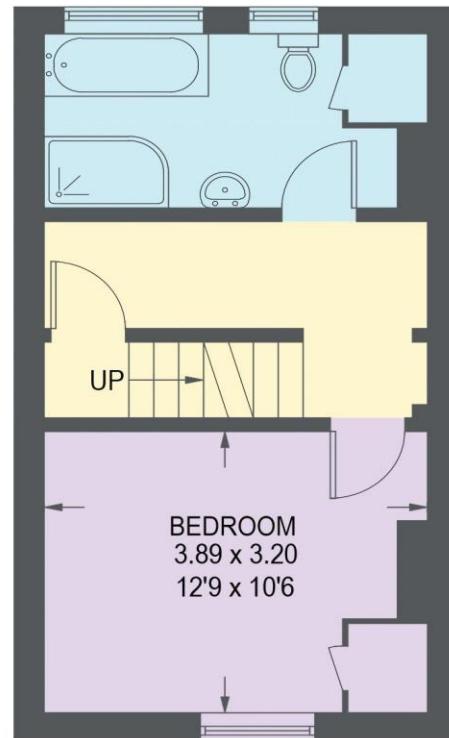
TOTAL = 94.0 SQ M / 1011 SQ FT



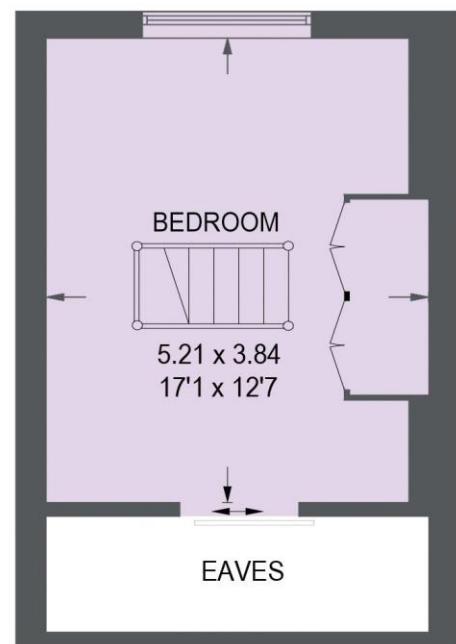
CELLAR
16.0 SQ M / 172 SQ FT



GROUND FLOOR
29.4 SQ M / 316 SQ FT



FIRST FLOOR
29.2 SQ M / 314 SQ FT



SECOND FLOOR
19.4 SQ M / 209 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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