





3 Marshall Road

Woodseats • Sheffield • S8 0GN

£260,000

Guide Price £260,000 - £270,000 This attractive three-bedroom semi-detached family home is ideally located in the popular area of Woodseats, close to Graves Park and a wide range of local amenities, shops, schools, and transport links. The property offers a lovely light and airy, homely atmosphere, thoughtfully arranged over three levels, and benefits from an attractive rear garden. The ground floor features a spacious living room to the front, filled with natural light from a generous front-facing window. Finished in warm, earthy tones and complemented by a log burner, the room offers a cosy yet spacious feel, perfect for relaxing or entertaining. To the rear, overlooking the garden and with access to the cellar head, is a well-proportioned family dining kitchen. This space includes a range of matching units with contrasting worktops, brick-effect tiled splashbacks, an integrated oven, induction hob, and space for further appliances. Wood-effect flooring runs throughout, with ample room for a breakfast or dining table. The first floor provides a generous front-facing double bedroom decorated in a warm palette with neutral carpeting. To the rear is a single bedroom, ideal for a child's room or home office, featuring a useful walk-in storage area housing the Worcester combination boiler. The modern family bathroom is finished with a contemporary white suite, contrasting tiled walls and flooring, and a heated chrome towel rail. Stairs rise to the second floor, where a further double bedroom creates a versatile living space.

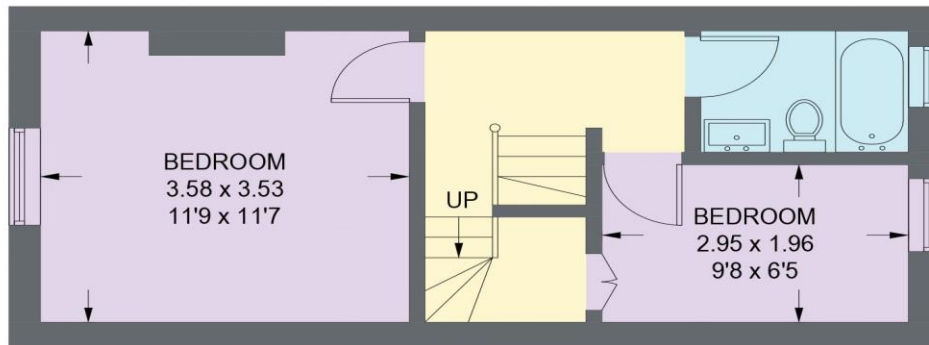


- Semi Detached Home in Woodseats, S8
- 3 Bedrooms & Modern Bathroom
- Modern Bathroom
- Cosy Living Room & Log Burner
- Light & Airy Dining Kitchen
- Combination Boiler & Double Glazing
- Close to Graves Park
- Attractive Rear Garden
- Freehold
- Council Tax Band A, EPC Rating E



3 MARSHAL ROAD

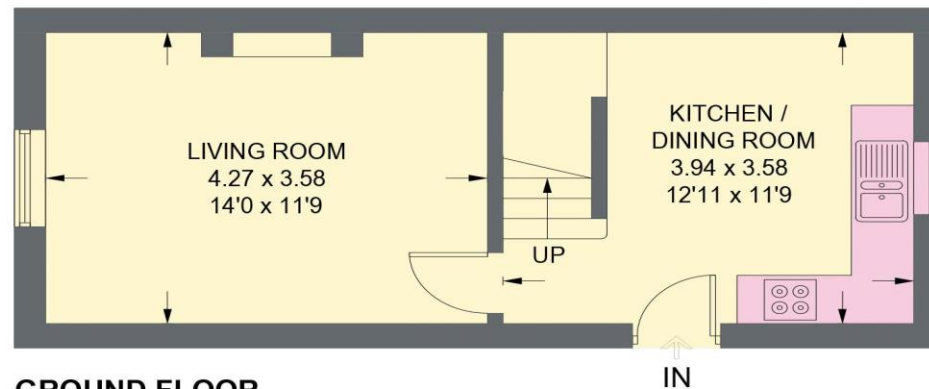
APPROXIMATE GROSS INTERNAL AREA = 72.7 SQ M / 782 SQ FT
(EXCLUDING CELLAR)



FIRST FLOOR
30.1 SQ M / 324 SQ FT



SECOND FLOOR
12.4 SQ M / 133 SQ FT



GROUND FLOOR
30.2 SQ M / 325 SQ FT

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

(IDMKP2025)

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.