







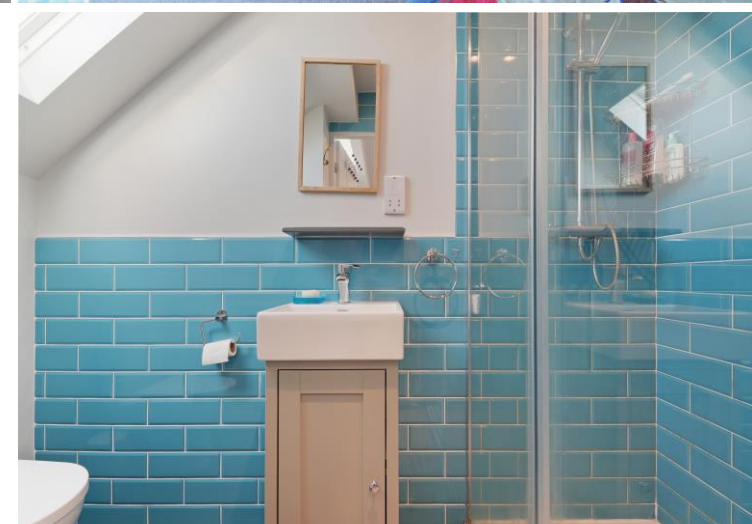
84 Marlcliffe Road

Wadsley • Sheffield • S6 4AG

Guide Price £325,000 - £350,000

An attractive and spacious four-bedroom stone-fronted mid-terrace villa, situated on this extremely popular road within the sought-after area of Wadsley. Offering generous accommodation arranged over three levels, the property extends to an impressive 1778 sq. ft., excluding the cellar. The property has a lovely homely feel throughout, with light and airy accommodation, generous room proportions and a good-sized rear garden. Further benefits include gas central heating via a combination boiler, uPVC double glazing and a useful storage cellar. A reception lobby and hallway provide access to the principal ground-floor accommodation and cellar. The front-facing lounge is a particularly generous room, featuring a bay window which floods the room with natural light. It has a cosy and welcoming feel, with a gas stove and surround, together with bespoke storage within the alcoves. The dining room has a rear-facing window and an open frame leading through to the breakfast kitchen, offering an excellent range of fitted wall and base units with work surfaces over. Integrated appliances include an oven, gas hob and extractor, with space and plumbing provided for further appliances. There is ample room for a breakfast table and chairs, while the combination boiler is also housed within the kitchen. The room is finished with tiled splashbacks and has a rear door leading into the useful lean-to utility room/rear porch. The lean-to utility room/rear porch has uPVC double glazing, a sink with base unit and provision for appliances, together with direct access onto the rear garden. The first floor provides three bedrooms and the family bathroom, with a further impressive bedroom occupying the attic level. The master bedroom is a beautiful and particularly spacious room, positioned above the lounge and hallway and measuring approximately 17' x 16'9". The room benefits from a front-facing bay window together with a further front window, creating a bright and impressive principal bedroom. The second bedroom is a good-sized rear-facing double bedroom with fitted furniture and views towards the garden, whilst the third bedroom is a single bedroom positioned within the off-shot, enjoying a pleasant outlook over the garden. The fourth bedroom is located within the attic and provides a fantastic additional room with dual-aspect windows, eaves storage and a modern en-suite shower room. The family bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC, complemented by stylish tiling. Outside, the property has a pleasant front garden with established planting, enclosed by a traditional stone wall and providing an attractive approach to the property. To the rear is a larger-than-average, east-facing lawned garden with planted borders and a separate enclosed flagged patio area, providing an excellent space for outdoor seating, entertaining and family use. The property also benefits from a right of way by vehicle to a parking bay, which was previously the position of a garage. Marlcliffe Road is situated in the popular Wadsley area, close to a range of local amenities, schools, shops and transport links. Hillsborough, Middlewood and surrounding areas provide further facilities, with attractive open countryside and local parks also within easy reach. Sheffield city centre is readily accessible by road and public transport.





- Attractive Stone Fronted Villa in S6
- 4 Bedrooms & 2 Bathrooms
- Measuring an Impressive 1,778 sq.ft
- 2 Versatile Reception Rooms
- Light & Airy Dining Kitchen
- Arranged Over 3 Levels Plus Cellar
- Extensive Rear Garden
- Off Street parking Bay
- Lease 800 years from 25.3.1906 £9pa
- Council Tax Band B, EPC Rating D

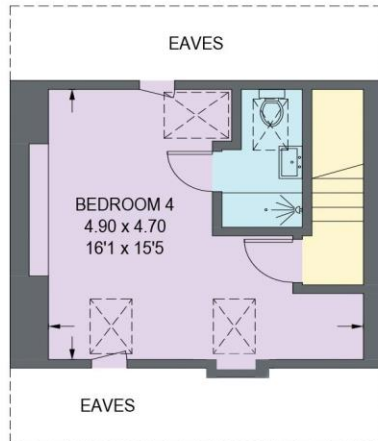


84 MARLCLIFFE ROAD

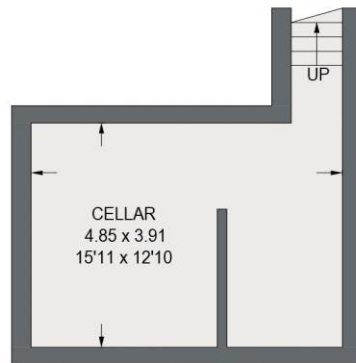
APPROXIMATE GROSS INTERNAL AREA = 144.8 SQ M / 1559 SQ FT
(EXCLUDING EAVES)

CELLAR = 20.4 SQ M / 219 SQ FT

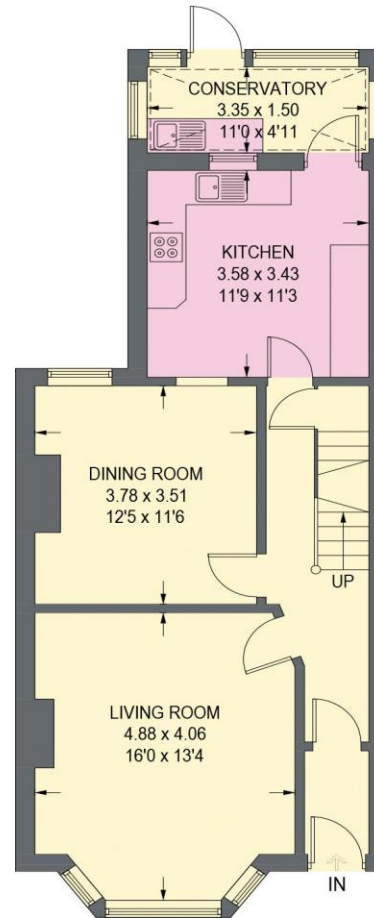
TOTAL = 165.2 SQ M / 1778 SQ FT



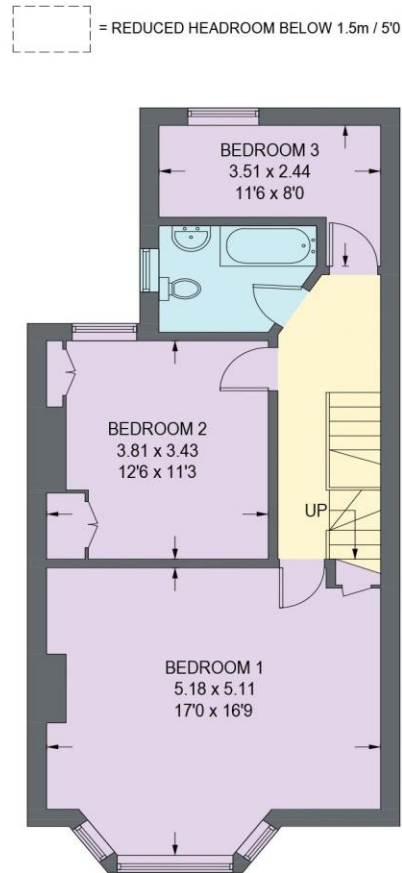
SECOND FLOOR (EXCLUDING EAVES)
23.9 SQ M / 257 SQ FT



CELLAR
20.4 SQ M / 219 SQ FT



GROUND FLOOR
63.7 SQ M / 686 SQ FT



FIRST FLOOR
57.2 SQ M / 616 SQ FT

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

(IDMRP2025)



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