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54 Marshall Road, Sheffield, S8 0GP

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## £290,000

Nestled in the highly sought-after area of central Woodseats, this charming three-bedroom, two-bathroom end terrace house on Marshall Road presents an excellent opportunity for first-time buyers. Beautifully presented throughout, this property offers a turn-key solution, allowing you to move in with ease.

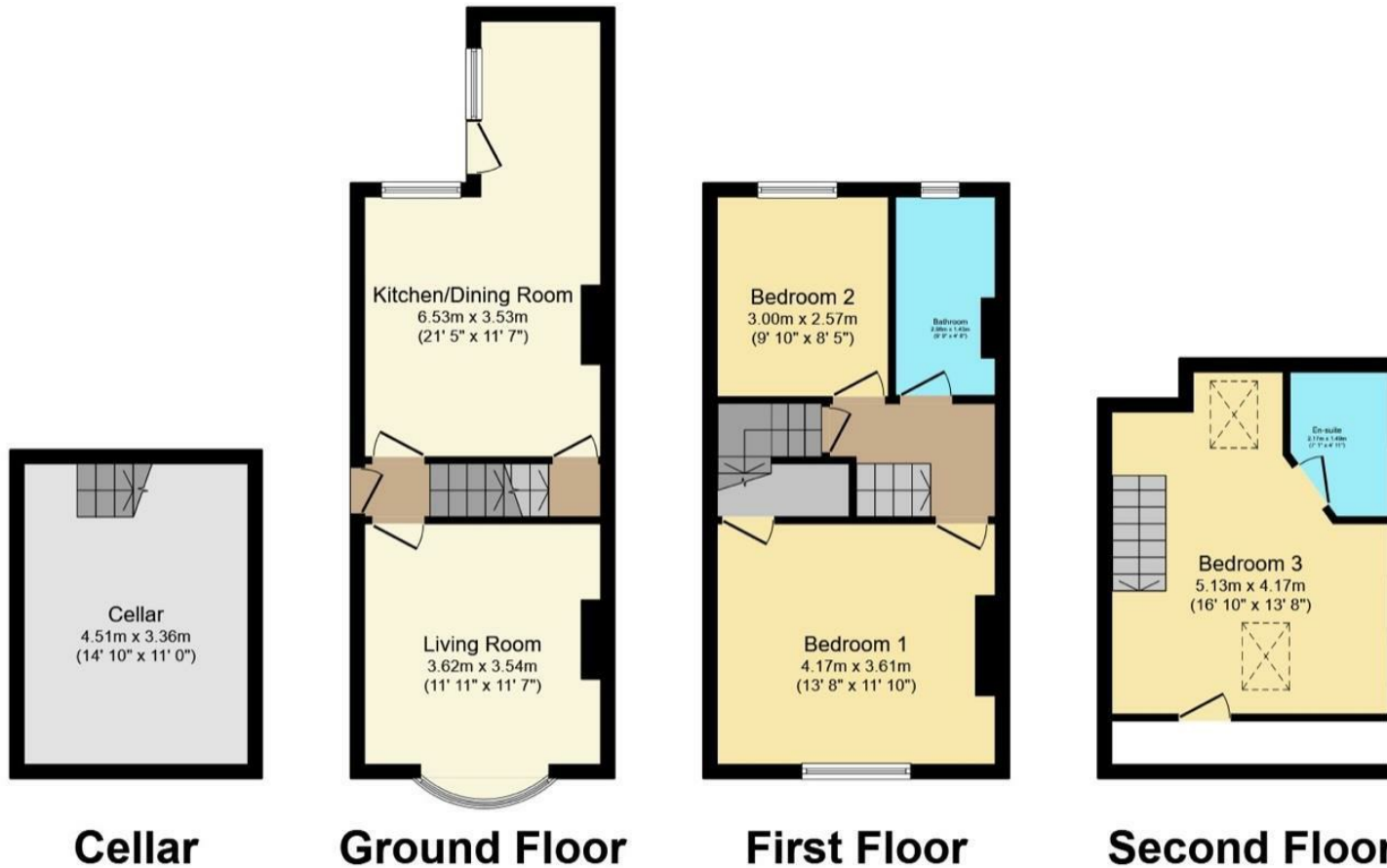
Upon entering, you are welcomed by a side entrance lobby that leads to a staircase ascending to the first floor. The front-facing living room is both inviting and spacious, seamlessly connecting to an open-plan dining kitchen at the rear. The kitchen is equipped with matching wall and base units, providing a functional and stylish space for culinary endeavours. Additionally, there is access to a cellar in the basement, offering extra storage options.

The first floor features a landing that leads to two well-proportioned bedrooms and a family bathroom, ensuring ample space for relaxation and privacy. Ascending to the second floor, you will find a further bedroom complete with an ensuite shower room, perfect for guests or as a private retreat.

Externally, the property is set back from the road, providing a sense of tranquillity. A shared passageway leads to the rear, where you will discover a low-maintenance garden. This outdoor space is ideal for alfresco dining and barbecues, making it perfect for entertaining friends and family during the warmer months.

In summary, this delightful home combines modern living with a convenient location, making it a must-see for those looking to establish themselves in the vibrant community of Woodseats.

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Total floor area 107.3 sq.m. (1,155 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		42	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**General Remarks**  
GENERAL REMARKS

**TENURE**  
This property is Freehold.

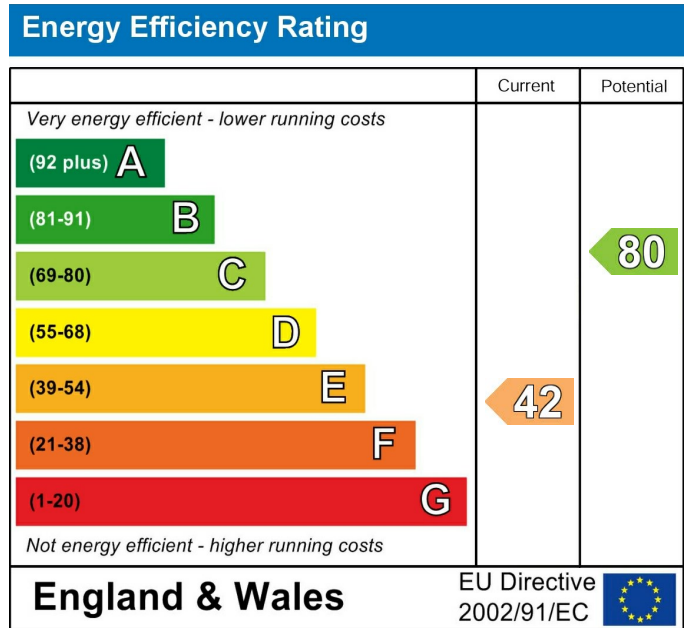
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**VACANT POSSESSION**  
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**  
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

**Anti Money Laundering**  
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



