



177 Marmion Road, Ecclesall, Sheffield, S11 8TS

Saxton Mee

177 Marmion Road

Ecclesall

Guide Price

£210,000

GUIDE PRICE £210,000 - £220,000

Situated in the highly sought-after area of Ecclesall, Sheffield, this three-bedroom terraced home offers an excellent opportunity for buyers looking to put their own stamp on a property. Requiring some modernisation, the house boasts well-proportioned accommodation arranged over three floors and is ideally located close to a wide range of local shops, amenities, well-regarded schools and excellent transport links.

The ground floor comprises a welcoming living room, leading through to a spacious kitchen/dining room, providing an ideal space for family meals and entertaining. From the kitchen there is access to the cellar, offering useful storage, along with a rear porch and a convenient downstairs W/C.

On the first floor are two bedrooms and a family bathroom. Occupying the second floor is a spacious attic bedroom, flooded with natural light from a bright dormer window, creating a versatile principal bedroom or guest suite.

Externally, the property benefits from a low-maintenance paved courtyard garden to the rear.

Offering fantastic potential in one of Sheffield's most desirable suburbs, this property presents an ideal opportunity for first-time buyers, families or investors seeking a home they can update to their own taste.

- Three-bedroom terraced home arranged over three spacious floors
- Highly sought-after Ecclesall location, close to shops, amenities, well-regarded schools and transport links
- Excellent opportunity to modernise, offering fantastic potential to create your ideal home
- Spacious living room leading to a generous kitchen/dining room, ideal for family living and entertaining
- Useful cellar, rear porch and downstairs W/C, providing excellent storage and practicality
- Two bedrooms and family bathroom on the first floor, plus a bright dormer attic bedroom on the second floor
- Low-maintenance rear courtyard garden, ideal for relaxing or entertaining outdoors
- Council Tax Band B
- Viewings Via Saxton Mee Banner Cross







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