

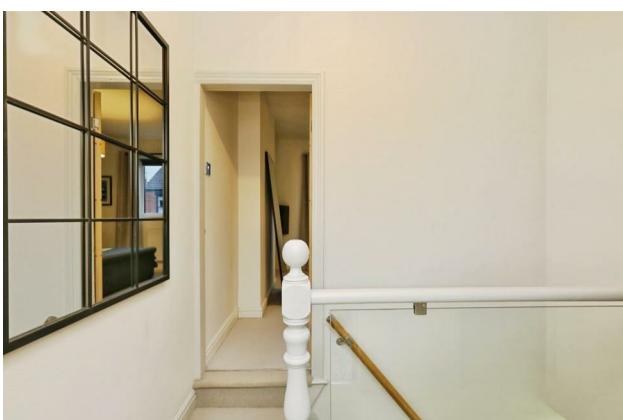
**54 Marshall Road, Sheffield, S8 0GP**

**£290,000**

**Property Images**



## Property Images



## Property Images

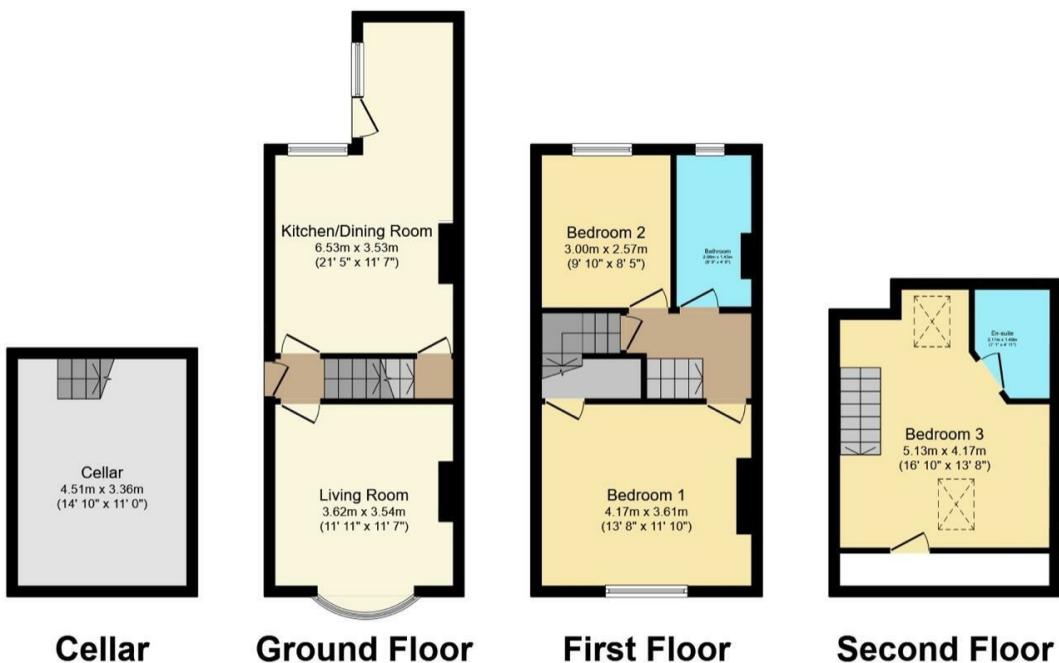


# HUNTERS®

HERE TO GET *you* THERE

## Property Images





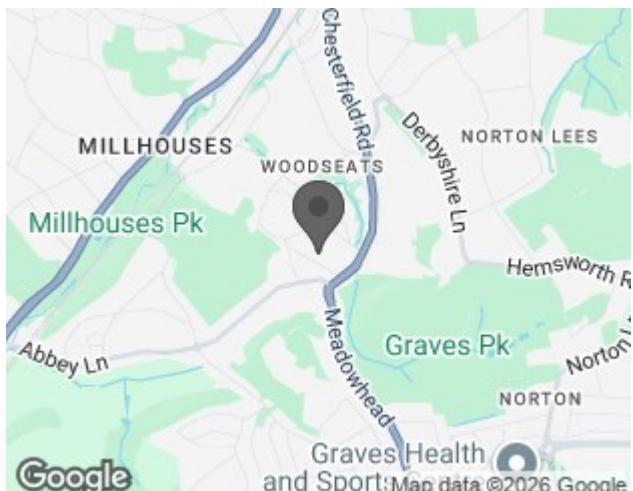
Total floor area 107.3 sq.m. (1,155 sq.ft.) approx

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).  
Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC

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		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: House Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

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.

## Features

- Three Bedrooms
- Two Bathrooms
- Open Plan Kitchen Diner
- Beautifully Presented throughout
- Highly Popular location
- Low Maintenance Rear Garden
- End Terrace
- Energy Performance Rating E