



Marchwood Road Stannington Sheffield S6 5LD
Offers In The Region Of £275,000

Marchwood Road

Sheffield S6 5LD

Offers In The Region Of £275,000

Offered for sale with NO CHAIN, this three-bedroom semi-detached property occupies a larger-than-average plot in a highly sought-after location, on the edge of the green belt overlooking field/woods. The property has been carefully maintained and well cared for, providing an excellent opportunity for purchasers to personalise the accommodation to their own taste and create a wonderful long-term family home. Externally, the generous plot is complemented by a driveway providing off-road parking and a garage. Ideally positioned within a desirable and established residential area, the property also benefits from superb local amenities, making it an excellent choice for families and buyers seeking a spacious home in a sought-after location.

The ground floor accommodation opens into an entrance hall, leading through to a well-proportioned open-plan lounge and dining room. This bright and versatile living space benefits from a large window to the front, allowing plenty of natural light, while sliding patio doors to the rear provide direct access to the garden.

The separate kitchen is fitted with a range of wall, base and drawer units, complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a double electric oven and four-ring hob with an extractor hood above. A useful side entrance lobby/utility area provides additional practical space and benefits from its own external access.

To the first floor are three bedrooms and a modern shower room. The principal double bedroom is positioned to the front of the property and benefits from fitted furniture, while the second double bedroom enjoys a pleasant outlook over the rear garden. The third bedroom is also situated to the front and offers flexibility for use as a single bedroom, home office or nursery.

Completing the first-floor accommodation is a fully tiled shower room, fitted with a shower enclosure, WC and wash basin incorporated within a contemporary combination unit.

- NO ONWARD CHAIN
- FABULOUS RURAL VIEWS
- LARGER THAN AVERAGE PLOT
- POTENTIAL TO PERSONALISE
- SOUGHT AFTER LOCATION
- CONTEMPORARY SHOWER ROOM
- WELL CARED FOR AND MAINTAINED
- OFF ROAD PARKING AND GARAGE
- SUPERB LOCAL AMENITIES
- IDEAL FAMILY HOME





OUTSIDE

Externally, the property benefits from an attractive garden area to the front, with a driveway providing convenient off-road parking and access to the garage. To the rear, there is a generously proportioned garden, predominantly laid to lawn, offering an excellent space for outdoor relaxation and recreation.

LOCATION

Stannington Village has excellent local amenities, and easy access into Sheffield. The Peak District is also within easy reach. Stannington Park is close-by, with plenty of green open space, a bowling green, and a café within the park. There are local pubs close-by. Sheffield City Centre is just four miles from Stannington, where you will find a wealth of shops, and attractions like The Crucible Theatre, cinemas, live music venues, and much more. The edge of the Peak District is only minutes away, where hundreds of miles of hiking routes, charming historic towns and famous scenery awaits. Visit pretty rural towns like Edale, Castleton and Hope Valley, or natural attractions such as Kinder Scout nature reserve, Jacob's Ladder, Ladybower Reservoir, and the Blue John Cavern.

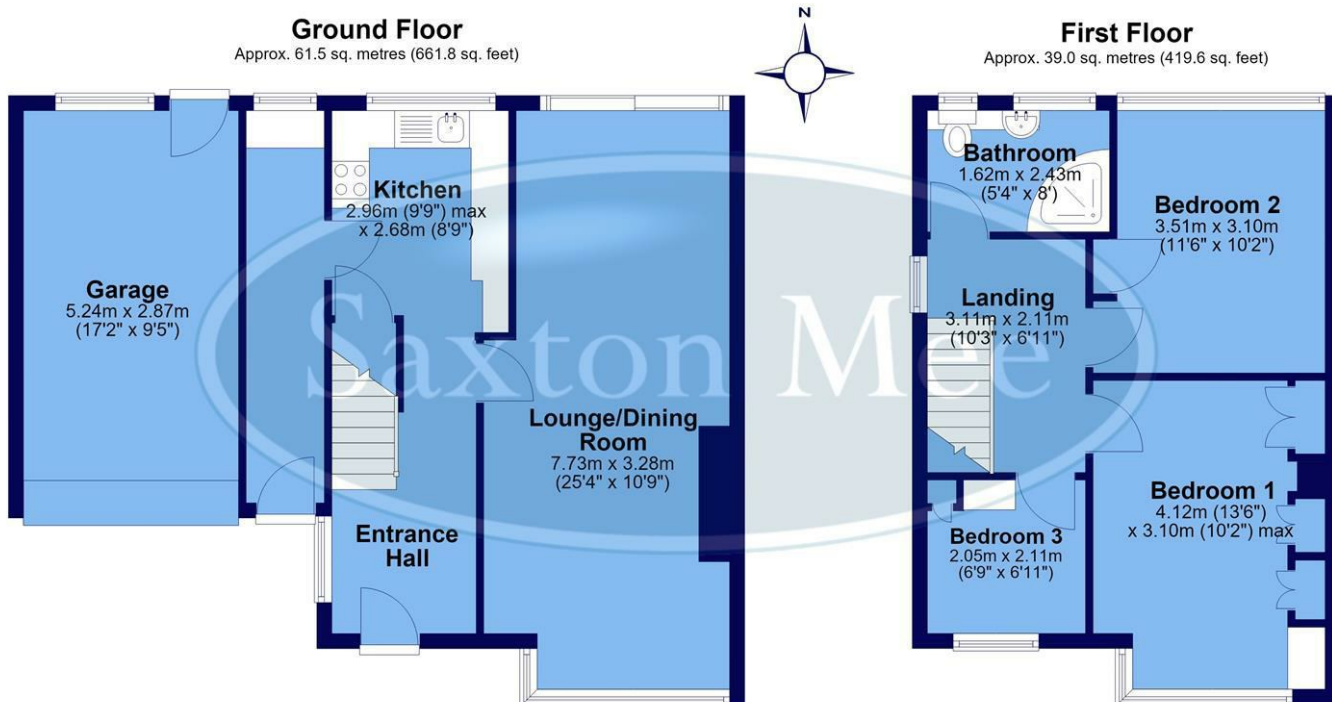
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1959 (733 years remaining).
The property is currently Council Tax Band C.

VALUER

Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 100.5 sq. metres (1081.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

