



Marshall Road, Sheffield S8 0GN

£650 Per Calendar Month

SK Estate Agents are pleased to offer to LET this larger than average 3 bedroom mid-terraced property which must be viewed internally to be fully appreciated. Situated in a highly sought after area within close proximity to a host of excellent amenities, Graves Park, and in the catchment area for sought after junior and secondary schools, this property would suit families or professionals alike. The accommodation is very well presented and benefits from gas central heating, lounge, dining room, fitted kitchen with integrated appliances, family bathroom, 3 bedrooms, cellar storage and low maintenance rear garden. Viewing is recommended. No pets, no smokers.



Living Room

Well presented and good sized living space made bright by way of a large front facing UPVC double glazed window. Having carpeted flooring, feature fire surround with tiled hearth and wooden mantle, front facing UPVC external door, decorative coving to the ceiling, dado rail and gas central heating radiator.

Dining Room

Formal dining space enjoying extra storage provided by the cellar head. Having carpeted flooring, gas central heating radiator, dado rail and side facing UPVC double glazed window.

Kitchen

Generously proportioned modern kitchen fitted with a range of wall and base units with a contrasting granite effect worktop. Having integrated fridge and freezer, stainless steel sink and drainer, fan assisted oven with 4 ring gas hob above, illuminated extraction unit, under counter washing machine, cupboard housing the Baxi combination boiler, tiled flooring, gas central heating radiator, side and rear facing UPVC double glazed windows and side facing timber glazed external door.

Cellar

Providing useful storage and housing the utility meters.

Hallway

Having carpeted flooring, gas central heating radiator, coat hooks and stairs rising to the first floor landing.

First Floor Landing

Having carpeted flooring, stairs to the attic bedroom and also housing the central heating thermostat.

Master Bedroom

Impressively sized master bedroom with two front facing UPVC double glazed windows. Having carpeted flooring, gas central heating radiator and additional storage cupboard beneath the attic staircase.

Bedroom Three

Single bedroom enjoying views to the garden through a rear facing UPVC double glazed window. Having carpeted flooring and gas central heating radiator.

Family Bathroom

Well appointed fully tiled bathroom having panelled bath with

thermostatic shower above, WC, pedestal wash basin, rear facing UPVC double glazed window, carpeted flooring and gas central heating radiator.

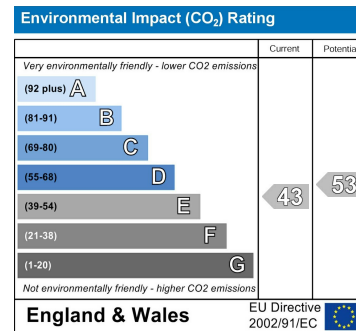
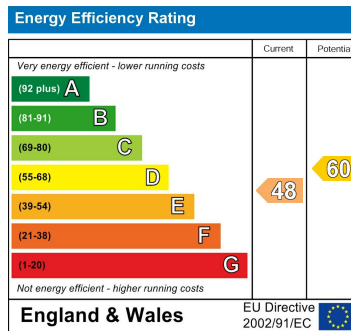
Attic Bedroom Two

Impressively proportioned attic bedroom having carpeted floor, front facing Velux skylight, and gas central heating radiator.

Outside

To the rear of the property lies a good sized garden with lawned area, brick built outbuilding and patio area.

The front of the property enjoys a fenced front garden with an array of flowering plants and shrubs.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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