



33 Marr Terrace, Ranmoor, Sheffield, S10 3GL

Saxton Mee

# 33 Marr Terrace

## Ranmoor

Offers Around

**£300,000**

An attractively presented three bedroom mid terrace property, offering an excellent opportunity for a buyer and situated on this quiet, no through road, in a very sought after location, within easy access of excellent amenities of Ranmoor and Fulwood and close to the universities and hospitals.

The property is offered for sale with immediate vacant possession and NO CHAIN.

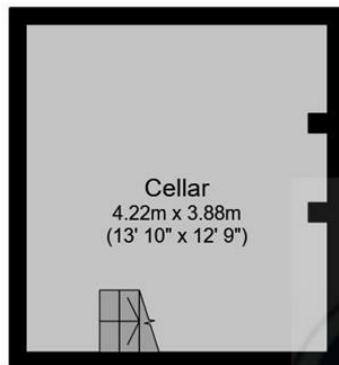
Comprising: Ground Floor: sitting room with feature fireplace, dining kitchen with built-in fridge and washing machine and Rangemaster. First Floor: double bedroom, single bedroom and bathroom with full suite and shower. Second Floor: large studio style bedroom with dormer window and Velux window. Basement: useful cellar.

Outside there is an attractive enclosed private garden with patio area, borders and good aspect, ideal for entertaining and barbecues.

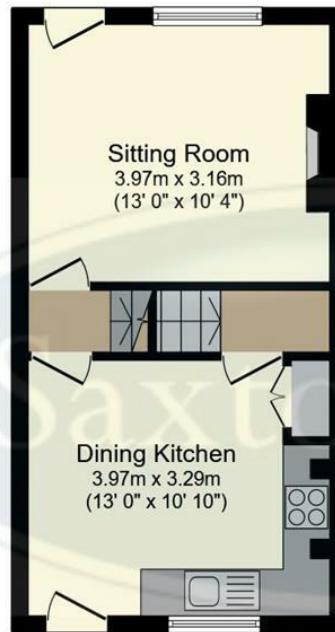


- Very Popular Quiet No Through Road
- Very Sought After Location In The Heart Of Ranmoor
- Close To Good Pubs, Restaurants And Transport Links
- Three Bedrooms
- For Sale With Immediate Vacant Possession And NO CHAIN
- Excellent Schools Nearby
- Private Easily Maintainable Rear Courtyard Garden
- Close To Countryside And Easy Access To Peak District National Park
- EPC Rating D/Council Tax Band B/Freehold
- Viewing Via Banner Cross Office



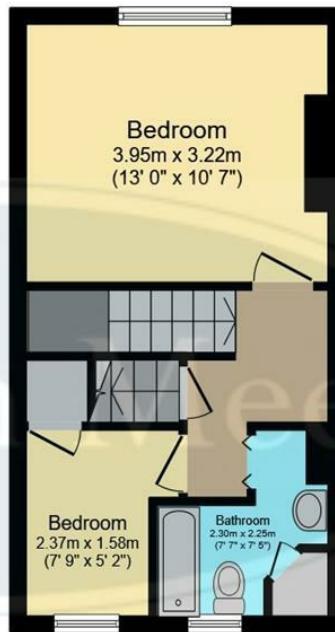


Cellar  
4.22m x 3.88m  
(13' 10" x 12' 9")



## Ground Floor

Floor area 29.5 m<sup>2</sup> (318 sq.ft.)



## First Floor

Floor area 29.5 m<sup>2</sup> (318 sq.ft.)



Bedroom  
4.81m x 3.95m  
(15' 9" x 13' 0")

Eaves

## Second Floor

Floor area 19.0 m<sup>2</sup> (204 sq.ft.)

**TOTAL: 94.4 m<sup>2</sup> (1,016 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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