



177 Marmion Road, Ecclesall, Sheffield, S11 8TS

Saxton Mee

177 Marmion Road

Ecclesall

Guide Price

£240,000

GUIDE PRICE £240,000 - £250,000

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







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

