



33 Marr Terrace, Ranmoor, Sheffield, S10 3GL

Saxton Mee

33 Marr Terrace

Ranmoor

Offers Around

£300,000

Beautifully Presented Three-Bedroom Mid-Terrace Home in a Prime Location

An excellent opportunity to purchase this attractively presented three-bedroom mid-terrace property, perfectly positioned on a quiet, no-through road in one of the area's most sought-after locations. The home offers easy access to the excellent amenities of Ranmoor and Fulwood and is ideally situated close to universities and hospitals.

The property is offered for sale with immediate vacant possession and no onward chain, making it a straightforward move for the right buyer.

On the ground floor, there is a bright and welcoming sitting room with a charming feature fireplace, leading through to a spacious dining kitchen, complete with a built-in fridge, washing machine, and Rangemaster cooker. Upstairs, the first floor offers a double bedroom, a single bedroom, and a bathroom fitted with a full suite and shower. The second floor boasts a large, studio-style bedroom with a dormer and Velux window, offering excellent natural light and flexibility of use. The property also benefits from a useful basement cellar providing additional storage.

Outside, there is a delightful enclosed private garden with a patio area, well-maintained borders, and a good open aspect—perfect for outdoor entertaining and summer barbecues.

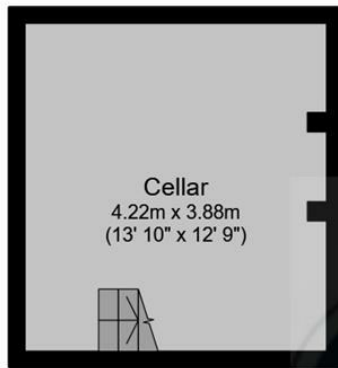
The property is located within walking distance to local shops, cafes, and restaurants in Ranmoor and Fulwood. Close to highly regarded schools and nurseries and convenient for local supermarkets, leisure centres and gyms. There are excellent public transport links to Sheffield city centre and nearby green spaces include Endcliffe Park and Bingham Park.

This is a superb home in a highly desirable area, ideal for professionals, first-time buyers, or families looking for a quality property in a convenient and vibrant neighbourhood.



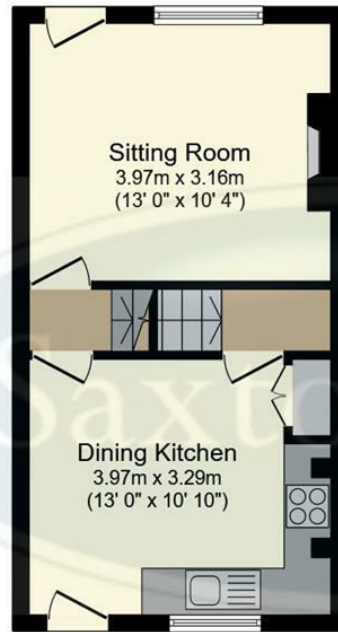
- Very Popular Quiet No Through Road
- Very Sought After Location In The Heart Of Ranmoor
- Close To Good Pubs, Restaurants And Transport Links
- Three Bedrooms
- For Sale With Immediate Vacant Possession And NO CHAIN
- Excellent Schools Nearby
- Private Easily Maintainable Rear Courtyard Garden
- Close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





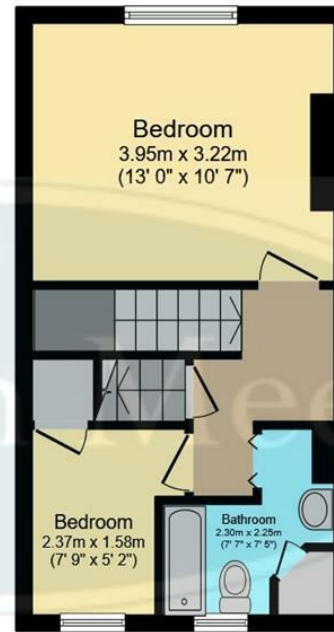
Cellar

Floor area 16.4 m² (176 sq.ft.)



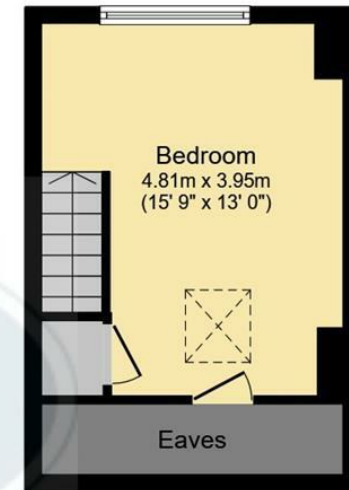
Ground Floor

Floor area 29.5 m² (318 sq.ft.)



First Floor

Floor area 29.5 m² (318 sq.ft.)



Second Floor

Floor area 19.0 m² (204 sq.ft.)

TOTAL: 94.4 m² (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

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.'

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