



21 Marr Terrace, Ranmoor, Sheffield, S10 3GL

Saxton Mee

21 Marr Terrace

Ranmoor

Offers Around

£295,000

Perfect for a first time buyer or young family is this spacious and well presented three bedroom mid-terrace property situated in the heart of Ranmoor, close to excellent amenities including first class restaurants and wine bars, as well as local parks and within close proximity of the Peak District National Park.

The attractive accommodation briefly comprises: lounge to the front with feature fireplace, good sized dining kitchen with high gloss units and range of built-in appliances and further ample dining area. Access to cellar. To the first floor are two good sized bedrooms and bathroom with a full, modern suite and separate shower. A further staircase rises to a superb large double bedroom.

Outside to the rear is a self contained garden with south westerly terrace and secure store.

- In The Heart Of Ranmoor
- A Very Sought After Suburb
- Three Bedroom Mid Terrace
- Close To Excellent Restaurants, Bistros And Amenities
- Large Dining Kitchen With High Gloss Units
- Lounge With Feature Fireplace
- Superb Large Studio Double Bedroom
- Self Contained Garden And South Westerly Facing Terrace
- EPC Rating D
- Viewing Via Banner Cross Office





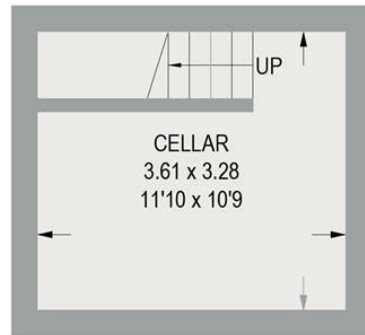
21 MARR TERRACE

APPROXIMATE GROSS INTERNAL AREA = 73 SQ M / 785 SQ FT

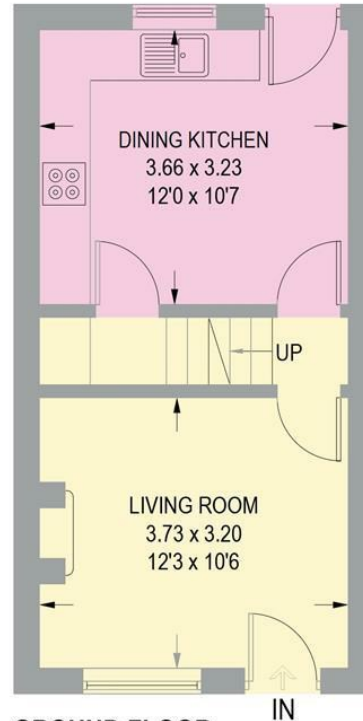
CELLAR = 12 SQ M / 129 SQ FT

TOTAL = 85 SQ M / 914 SQ FT

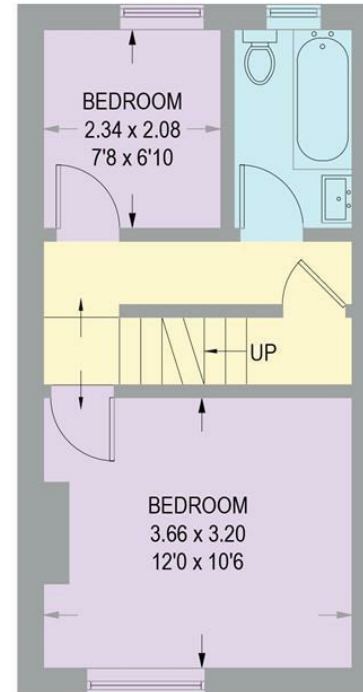
(EXCLUDING EAVES)



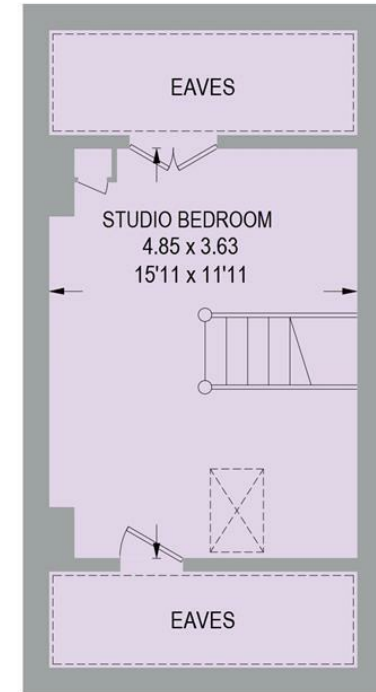
CELLAR
12 SQ M / 129 SQ FT



GROUND FLOOR
27.8 SQ M / 299 SQ FT



FIRST FLOOR
27.5 SQ M / 296 SQ FT



SECOND FLOOR
17.7 SQ M / 190 SQ FT
(EXCLUDING EAVES)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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