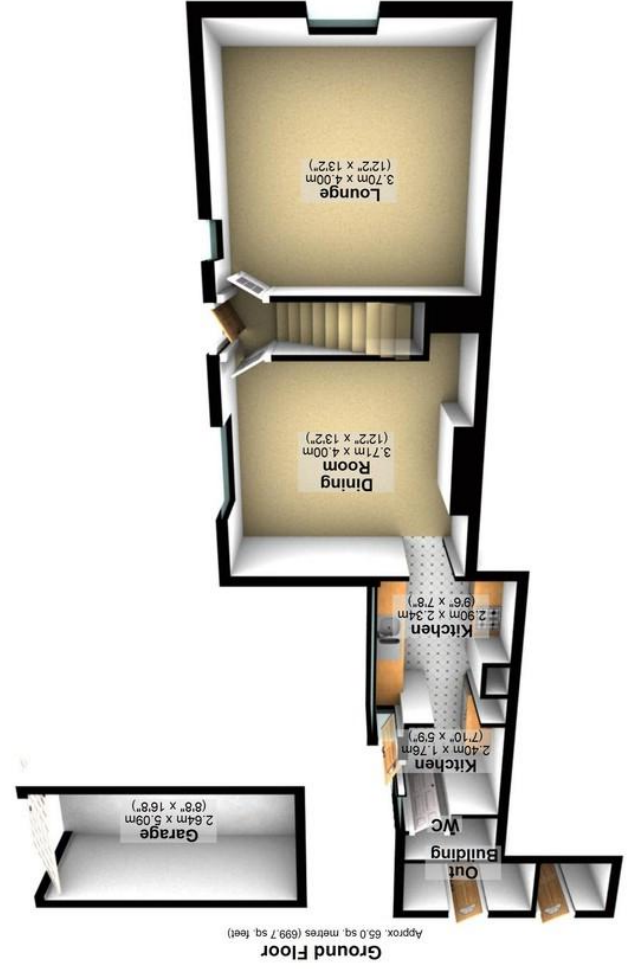
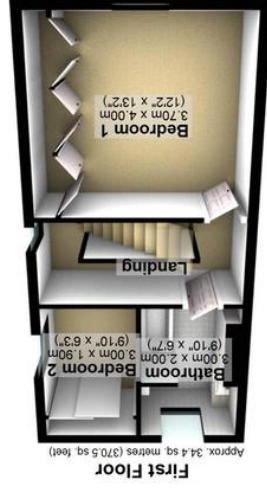
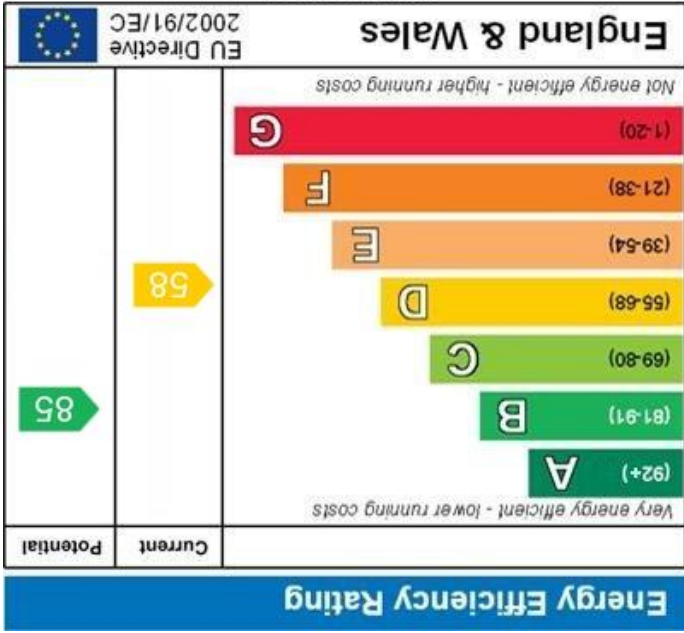


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Total area: approx. 121.5 sq. metres (1308.3 sq. feet)  
All measurements are approximate  
Plan produced using Floorplan





61 Marshall Road | Woodseats | Sheffield | S8 0GP

Property Tenure: Freehold

An internal inspection is essential to appreciate the quality of accommodation on offer in this unique and spacious three bedroomed end of terrace property. Ideally located in the heart of this much sought after residential suburb. The property is deceptively spacious and well presented . Being ideally situated to take advantage of the nearby wealth of local amenities as well as the ever popular Graves Park number 61 offers a versatile range of accommodation that would suit any buyer and briefly consists of entrance hallway, lounge, dining room, off shot kitchen, two double bedrooms, single bedroom and family bathroom. Outside is a large than average garden and garage.



### PROPERTY FEATURES

- THREE BEDROOMS
- NEEDS SOME RENOVATIONS
- POTENTIAL FOR EXPANSION
- OFF ROAD PARKING
- NO ONWARD CHAIN
- CLOSE TO GRAVES PARK
- GARAGE
- TWO RECEPTION ROOMS
- GREAT FOR FIRST TIME BUYERS
- FREEHOLD COUNCIL TAX BAND A £1,369.21

**OFFERS IN REGION OF £265,000**

