







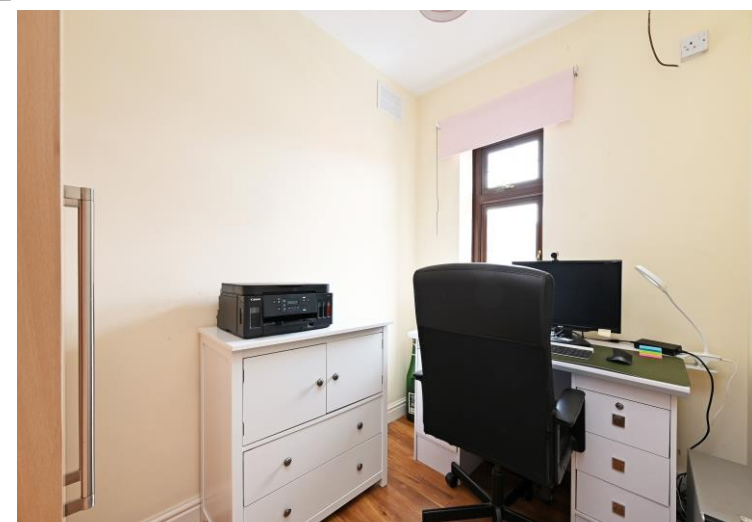
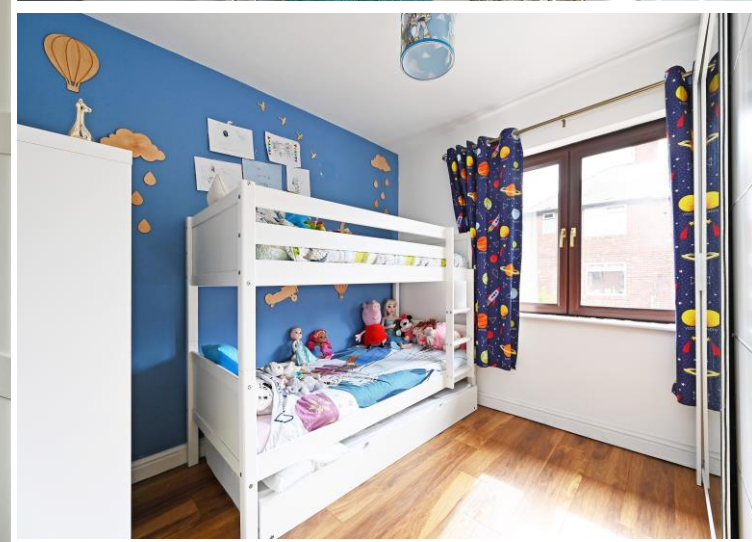
9 Malin Road

Stannington • Sheffield • S6 5FG

Guide Price £235,000 - £250,000

Well-presented 3 bedroom semi-detached property located in Stannington within walking distance of Rivelin Valley and Malin Bridge Supertram stop. Flexible living space incorporating open plan dining kitchen and conservatory, 3 good sized bedrooms and modern bathroom. Benefits from south facing low maintenance rear garden, off street parking, combination gas central heating and double glazing. Side entrance through a uPVC door leads to the bright and airy bay fronted lounge presented in bold modern tones. The open plan dining kitchen offers ample space for a dining table with sliding patio doors leading through to the impressive conservatory flooding the house with natural light. The kitchen is fitted with wooden units topped with wood effect worktops, ceramic sink and integrated appliances including oven, 4 ring gas hob, extractor and dishwasher. A walk-in pantry and side porch create further useful storage. The first floor comprises of 3 good sized bedrooms and a modern bathroom equipped with 3-piece white suite, rainfall shower, glass screen and finished with stylish tiling. Externally a driveway provides valuable off-street parking. At the rear is a tiered low maintenance, south facing patio including garden shed. Malin Road is a no through road, well-placed for local shops and amenities in Hillsborough. Excellent transport links and walking distance from the Malin bridge Supertram stop and Rivelin Valley. Reputable schools within catchment.



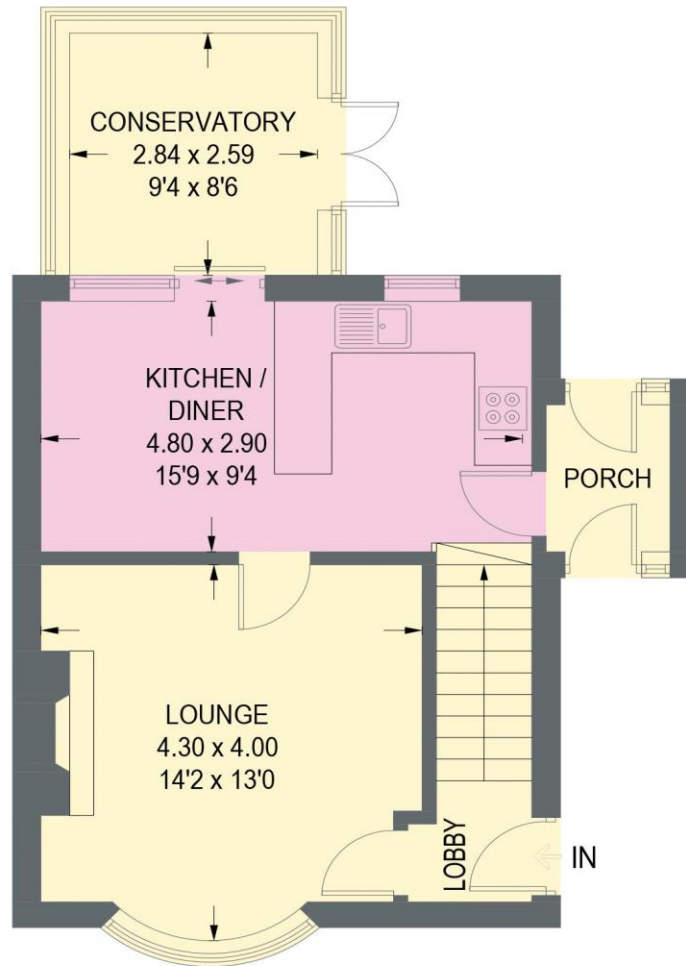


- Well-Presented Semi-Detached Property
- 3 Good Sized Bedrooms
- Open Plan Dining Kitchen
- Impressive Conservatory
- Modern Bathroom
- Walking Distance of Rivelin Valley
- South Facing Low Maintenance Garden
- Off Street Parking
- Leasehold 800 years from 1935 £2.62pa
- Council Tax Band B, EPC TBC

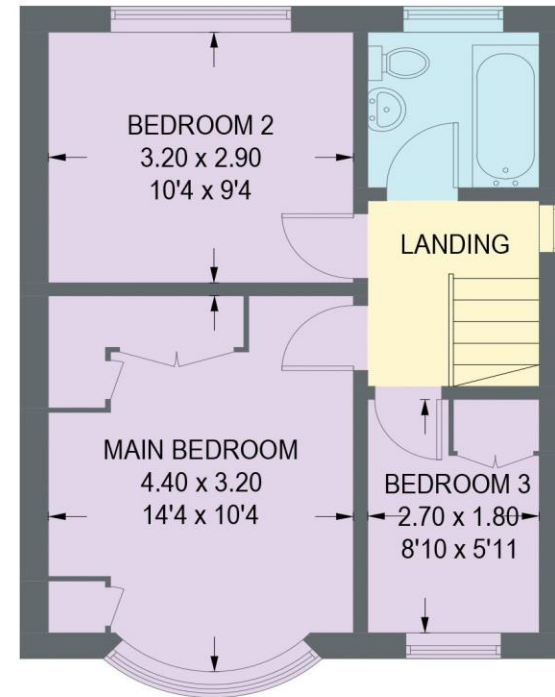


9 MALIN ROAD

APPROXIMATE GROSS INTERNAL AREA = 83.9 SQ M / 903 SQ FT



GROUND FLOOR
47.5 SQ M / 511 SQ FT



FIRST FLOOR
36.4 SQ M / 392 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1070805)

