







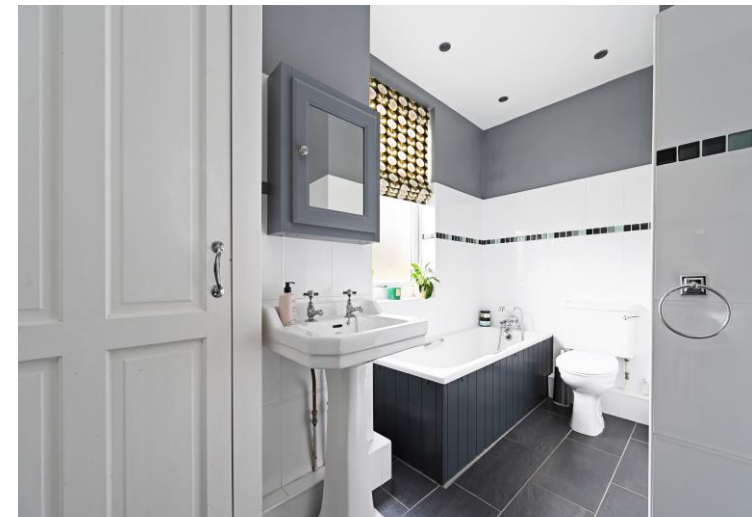
29 Marlcliffe Road

Wadsley • Sheffield • S6 4AF

Guide Price £390,000 - £410,000

A stunning, generously proportioned 4-bedroom and 2 bathroom, stone fronted semi-detached property, measuring an impressive 2019 sq ft. Arranged over 3 levels offering flexible accommodation which benefits from valuable off-street parking, a garage, and attractive enclosed rear garden. Features gas central heating, double glazing, log burning stove and AGA. The property enters through a front porch into a welcoming hallway. The ground floor comprises of 2 versatile reception rooms, an elegant bay fronted lounge, complemented by period décor, attractive coving, feature fireplace and plantation wooden shutters. Overlooking the rear garden with French doors providing direct access is a family/dining room centred around a log burning stove and complemented by varnished wooden floor and neutral walls. The spacious breakfast kitchen is filled with natural light, fitted with gloss units, contrasting worktops and a range of integrated appliances, including a fabulous AGA. Providing space for a kitchen table and separate utility with WC creating additional storage and rear door access. The first floor comprises of 3 good sized bedrooms, one currently used as a study and the master bedroom featuring an impressive en-suite shower room. The family bathroom is tiled in contrasting black and white tiles and is equipped with a 3-piece traditional white suite with separate shower cubicle. The second floor provides a fourth generous, dual aspect attic bedroom flooded with natural light and neutral tones. Externally, there is a front, side-by-side double driveway and a shared side driveway leading to a garage at the rear. The private, secluded garden is a low maintenance tiered garden with attractive terraces and seating areas complemented by established planting, decked patio and raised beds. Marlcliffe Road is an extremely popular road, well-served by local shops and amenities, schools, recreational facilities, public transport including the Supertram, and has access links to the city centre, the hospitals, universities, motorway, and the countryside.





- Stunning Semi-Detached Property in S6
- Measuring an impressive 2019 sq ft.
- 4 Good Sized Bedrooms
- 2 Versatile Reception Rooms
- Spacious Dining Kitchen & Utility Room

- Driveway & Garage
- Gas Central Heating, Double Glazing, Log Burner & AGA
- Attractive Enclosed Low Maintenance Garden
- Leasehold - 700 years approx. left £3pa
- Council Tax Band C, EPC Rating TBC



29 MARLCLIFFE ROAD

APPROXIMATE GROSS INTERNAL AREA = 149.6 SQ M / 1610 SQ FT

CELLAR = 20 SQ M / 215 SQ FT

GARAGE = 18 SQ M / 194 SQ FT

TOTAL = 187.6 SQ M / 2019 SQ FT



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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868