





WINES

LIQUORS

ITALIAN CUISINE
MACARONI MAKERS
RAVIOLI MAKERS
SPAGHETTI BOWLS
ITALIAN-ENGLISH CO.

It's good
to be
home

TOASTERS



92 Marshall Road

Woodeats • Sheffield • S8 0GP

Guide Price £300,000 to £325,000

A fabulous 3 double bedroom terrace house with a Grand Design style loft conversion and rear extension. Thoughtfully designed to retain its Victorian frontage, whilst looking like a modern townhouse at the rear, retaining period features complemented by an ultra-stylish interior, which offers versatility. Features include a stunning attic studio, which can be used as a lounge, or a main bedroom, with far reaching views, a larger size main bedroom incorporating a rear extension, a modern bathroom benefitting from having the floorspace above the passageway, a beautiful reception room, and a charming kitchen with Siemens appliances. There is excellent detailing with quality flooring and internal doors, designer radiators, a log burner and separate gas stove, in trend décor, and bespoke fitted shutter blinds. The property benefits from gas central heating with a combination boiler and majority double glazing. Measures an impressive 1,357 sq.ft. Southeast facing landscaped rear garden, ideal for entertaining. A must see! On the ground floor, a side entrance door opens into an entrance lobby with stairs to the first floor. An internal hardwood panel door opens into a charming front reception room, offering versatility as a lounge or a dining room. Period features sit beside modern yet sympathetic decorative tones, with Oak effect flooring, a focal gas stove, and a sash style front bay window with bespoke shutter blinds. The dining kitchen acts as the hub of the home with Farrow and Ball grey-coloured fitted units, a continuation of the oak effect flooring, and a garden outlook. Included within the sale is a range of Siemens integrated appliances to include a single oven, dual microwave and oven, a warming drawer, induction hob, and extractor. The stainless-steel fridge freezer is included too. The freestanding central table is not included within the sale, but the vendors are willing to collaborate with their buyer to find an alternative. The kitchen leads through an opening into the offshot, which comprises of an extension of the kitchen, and a separate cloakroom with WC. The kitchen part has further fitted units, a solid wood worktop, a double Franke sink unit, and splash back tiling. The slimline dishwasher is included within the sale. The cloakroom has a modern white WC and wash basin and houses the Worcester combination boiler. The Bosch washing machine is included in the sale. A door from the kitchen leads to the cellar, offering scope for conversion, subject to consents. On the first floor, there is a larger size rear main bedroom, having an open plan design into a rear extension, which is currently used as a dressing room. Both have windows with bespoke shutter blinds. The front bedroom is also a double room, with a Victorian decorative fireplace and shutter blinds. The bathroom benefits from having the floorspace above the passageway, so offers the benefit of both a bath and a separate shower enclosure. It has a modern white suite, the bath also has a shower attachment, a wash basin, WC, finished with modern tiling and a heated towel rail. There is a useful under stair cupboard. Stairs rise from the first-floor landing to a stunning attic, developed by the current owners, to create a room rarely seen in the marketplace. It is a generous size with a full width rear dormer, constructed with aluminum coated, floor to ceiling double glazed windows, overlooking adjoining living roof, and far-reaching views beyond. The dormer windows have integral fitted blinds. Adding additional natural light are two front Velux windows. It feels more like a studio than just another room, with modern décor, oak effect flooring to match the balustrade, an exposed brick chimney breast with a log burner upon a glass hearth. Further heating is provided by a designer radiator. The current owners use this room as their lounge, but it could be a bedroom and there is the potential to split the room to create with a further bedroom or an ensuite if required, subject to consents. Outside, there is a well-stocked forecourt, a shared passage with a gate, and an excellent landscaped rear garden with a southeast facing aspect. The rear garden is ideal for everyday use and entertaining, having decked terraces, part under a Pergola, pebbled paths, block paving, and raised borders with an array of planting to provide seasonal colour. Cedar outbuilding for storage and matching bin store. Outside tap. Marshall Road is an extremely popular road well served by local shops and amenities, local schools, parks and recreational facilities, public transport, and access links to the city centre, hospitals, universities, motorway, and the Peak District. The tenure is leasehold with a 800 year lease from 1904 at an approximate annual ground rent of £2. Council Tax Band A. EPC Rating TBC.





- Stunning 3 Double Bedroom Terrace
- Grand Design Loft & Rear Extension
- Fabulous Interior – A Must See
- Studio Attic Room with Views
- Extended Main Bedroom

- Floorspace over Passage
- Lovely Kitchen & Modern Bathroom
- Charming Reception Room
- Combi Boiler, Log Burner, & Gas Stove
- Landscaped South-East Facing Garden

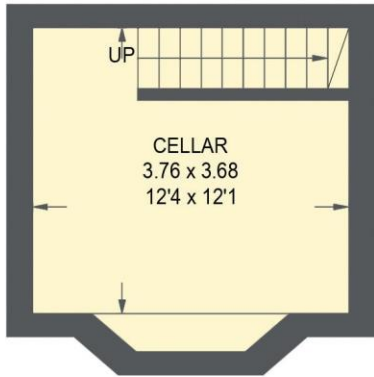


92 MARSHALL ROAD

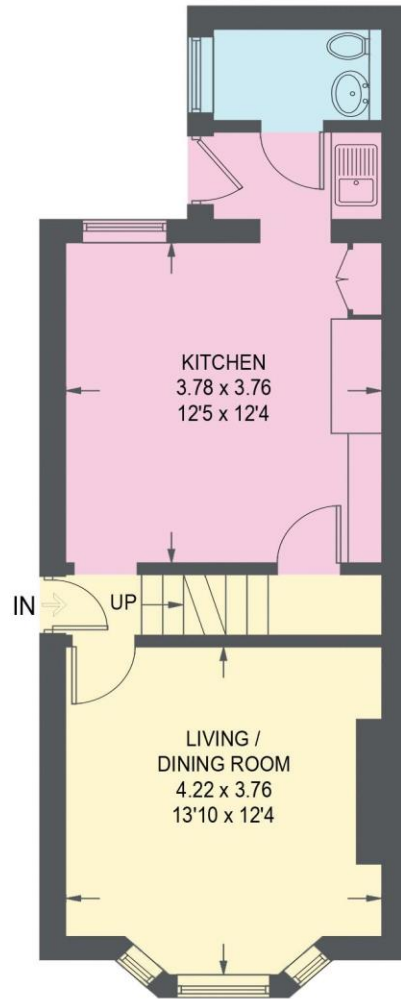
APPROXIMATE GROSS INTERNAL AREA = 111.9 SQ M / 1205 SQ FT

CELLAR = 14.1 SQ M / 152 SQ FT

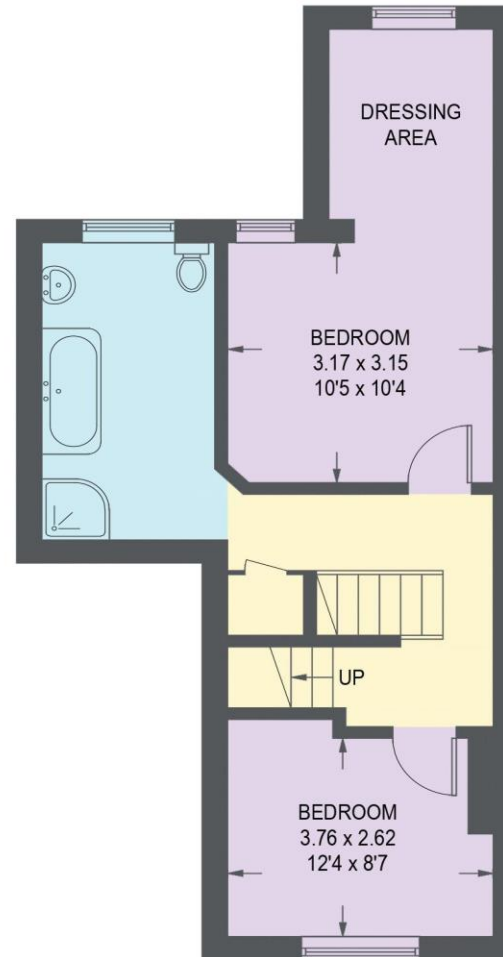
TOTAL = 126.0 SQ M / 1357 SQ FT



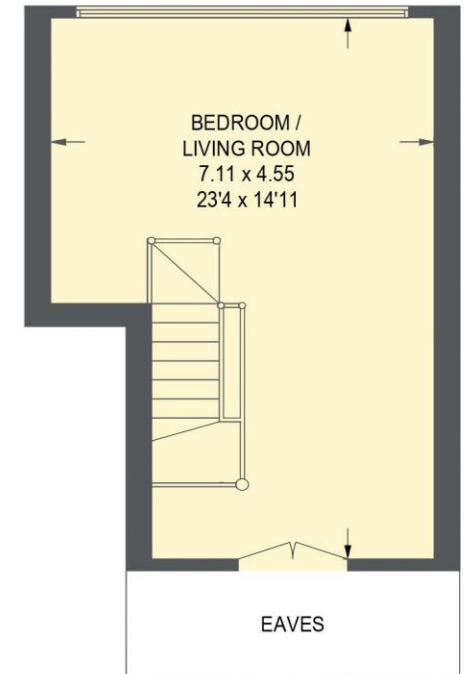
CELLAR
14.1 SQ M / 152 SQ FT



GROUND FLOOR
40.9 SQ M / 440 SQ FT



FIRST FLOOR
42.7 SQ M / 460 SQ FT



SECOND FLOOR
28.3 SQ M / 305 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