







25 Marion Road

Hillsborough • Sheffield • S6 1WB

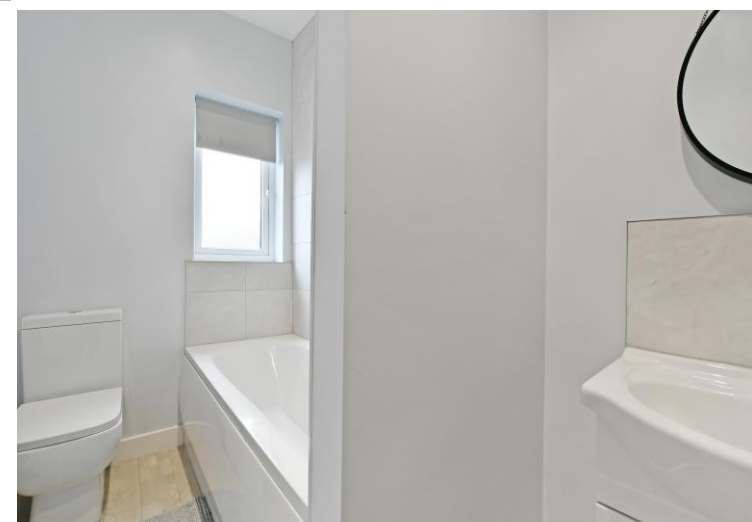
Asking Price £215,000

Recently renovated, stylishly presented 3-bedroom mid terrace property within walking distance of Hillsborough Park & Super Tram stop. Deceptively spacious accommodation arranged over 3 levels incorporating open plan dining kitchen and attractive enclosed rear garden. Benefits from combination gas central heating, double glazing and replacement roof in 2022. The ground floor is stylishly presented in modern tones comprising of a cosy lounge complemented by neutral carpet and made to measure blinds. The open plan dining kitchen overlooks the rear garden, offering a pleasant aspect, flooded with natural light and providing cellar access. The kitchen is fitted with contemporary grey gloss units, complementary worktops and contrasting tiled splashbacks. Integrated appliances include oven, gas hob and extractor with space and plumbing for further appliances. The first-floor features 2 well-presented bedrooms, fitted with carpet and made to measure blinds. The bathroom is partially tiled equipped with 3-piece modern white suite, rainfall shower and chrome heated towel rail. Stairs rise to the second floor creating an impressive, spacious double bedroom complemented by Velux roof window and storage within the eaves. Externally accessed through a communal passageway is an attractive enclosed, private rear garden, designed with a paved patio, lawn and raised decking. Marion Road is a very popular road, well-served by local shops and amenities, schools, recreational facilities including Hillsborough Park, public transport including the Supertram, and access links to the city centre, the hospitals, universities, and the motorway.





- 3 Bedroom Mid Terraced Property
- Walking Distance of Hillsborough Park
- Stylishly Presented Throughout
- Open Plan Dining Kitchen & Cellar
- Contemporary Kitchen & Integrated Appliances
- Combination Boiler & Double Glazing
- Excellent Transport Links & Super Tram
- Attractive Enclosed Rear Garden
- Tenure TBC
- Council Tax Band A, EPC TBC





25 MARION ROAD

APPROXIMATE GROSS INTERNAL AREA = 83.5 SQ M / 898 SQ FT (EXCLUDING EAVES)

CELLAR = 12.4 SQ M / 133 SQ FT

TOTAL = 95.9 SQ M / 1031 SQ FT

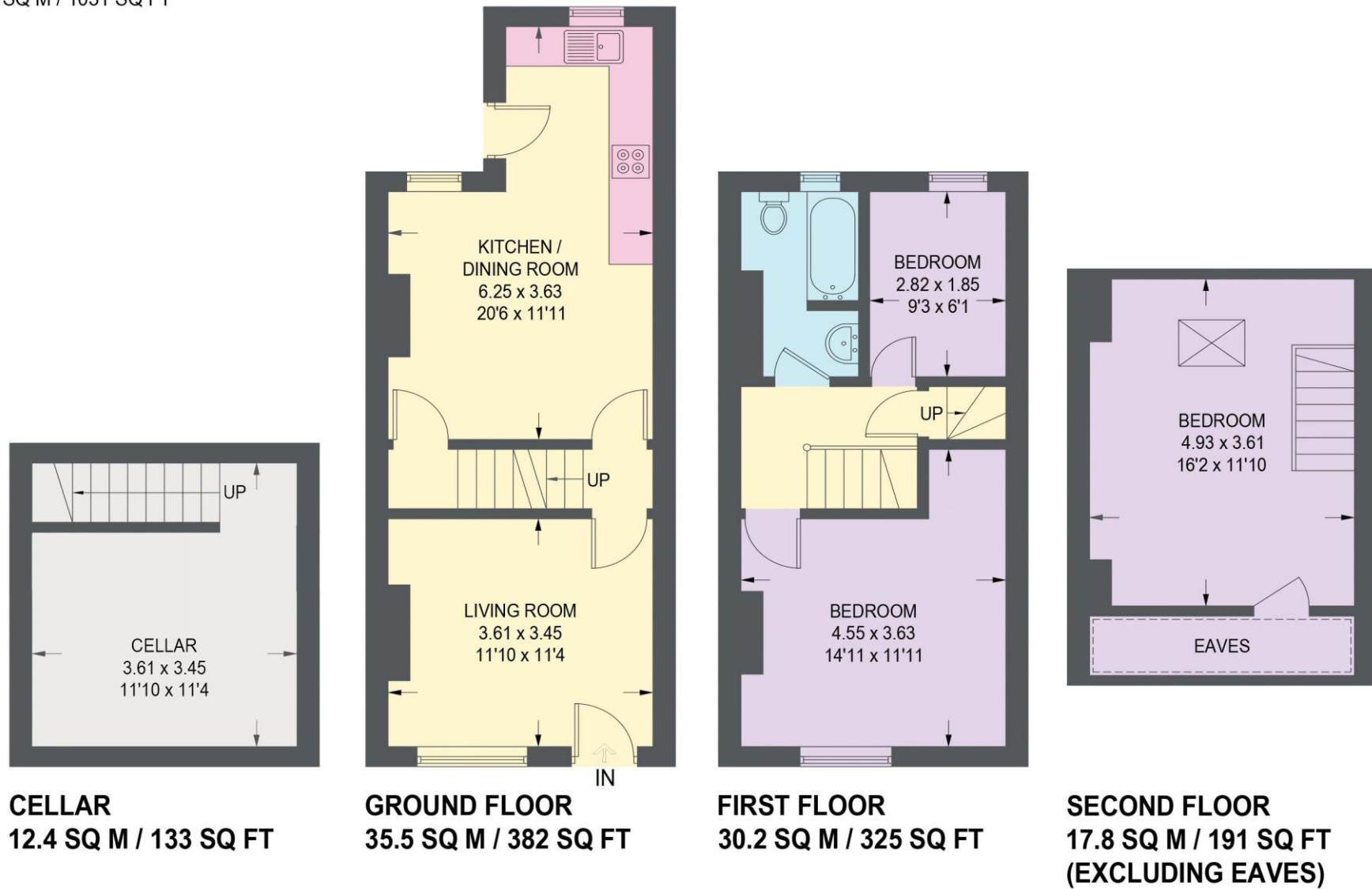


Illustration for identification purposes only, measurements are approximate, not to scale.



haus

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

0114 276 8868