







25 Marchwood Drive

Stannington • Sheffield • S6 5LH

Guide Price £290,000 to £300,000

A superbly presented 3 bedroom semi detached in a fantastic location in Stannington. Refurbished throughout by the current owners in a modern, contemporary style, with stylish decor throughout. Benefitting from an enclosed rear south west facing garden and fully warranting an internal inspection. On the ground floor a composite door opens into the reception hallway with hardwood flooring, the living room has a continuation of the hardwood flooring, a large front facing bay window and a feature display recess to the chimney breast. The kitchen has been combined with the dining room to create a stylish and functional family area, with a range of attractive matching wall and base units, complemented by a wood effect work surface, and contemporary splashback tiling. There is a range of integrated appliances and a door opening into the garage. On the 1st floor are 3 well proportioned bedrooms, 2 doubles and a good size single. The front double bedroom has lovely open views. The bathroom is superbly fitted with a suite in white comprising bath with electric shower over, w.c and wash hand, with modern brick effect tiling to the wet areas. On the landing is a useful storage cupboard which houses the Baxi gas combination boiler. There is access to the loft space which is partially boarded for storage. Outside to the front of the property is a driveway providing off road parking for 2 cars and a lawn area. The drive leads to the garage which has plumbing for a washing machine, and a further workshop/store to the rear with door opening to the fully enclosed rear garden, with patio areas and a level lawn. Leasehold





- 3 Bedroom Semi Detached
- Fully Refurbished & Superbly Presented
- Open Plan Dining Kitchen
- Modern Bathroom
- South West Facing Garden

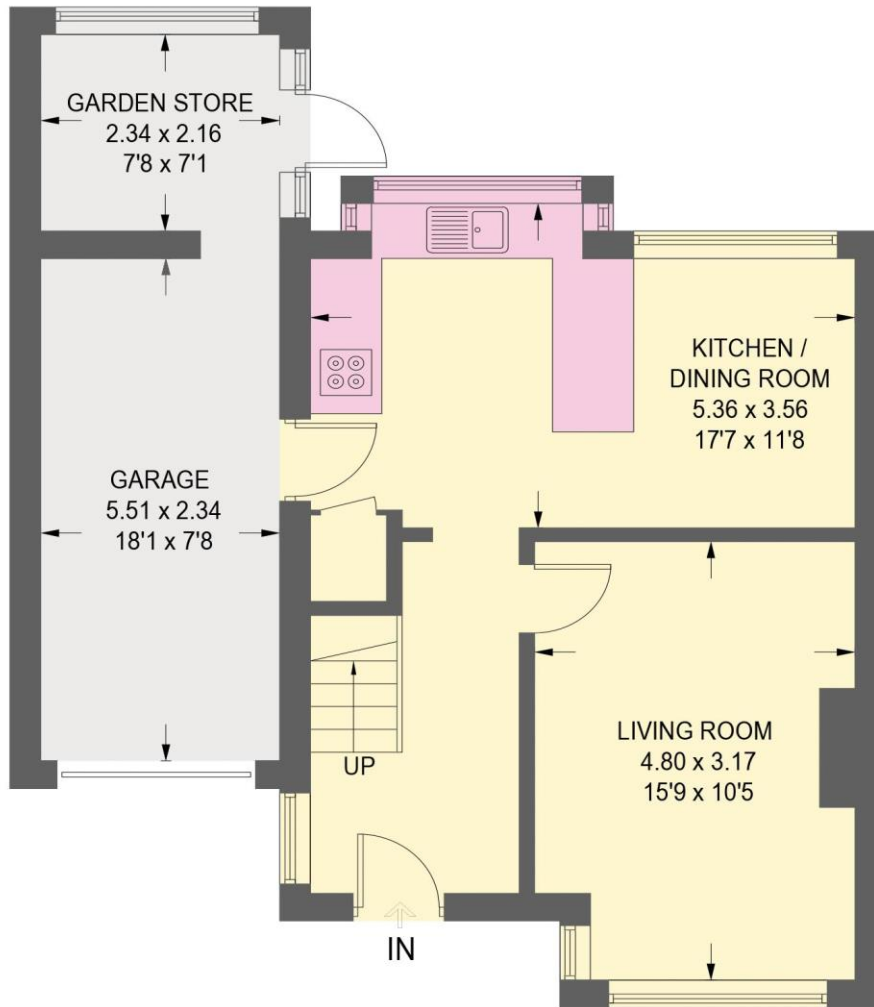
- Views To The Front
- Off Road Parking For 2
- Viewing Essential
- Leasehold
- Council Tax Band C - EPC C



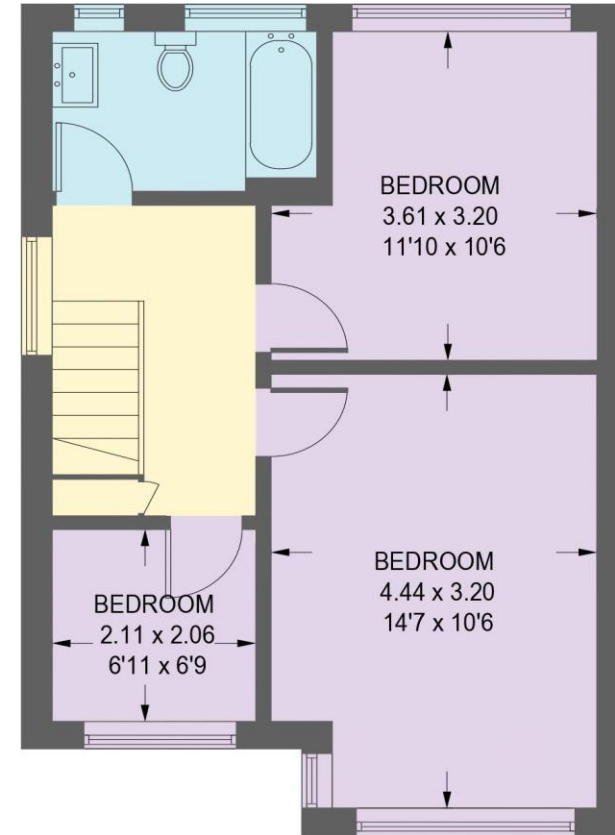


25 MARCHWOOD DRIVE

APPROXIMATE GROSS INTERNAL AREA = 104.4 Q M / 1124 SQ FT



GROUND FLOOR (INCLUDING GARAGE)
61.5 SQ M / 662 SQ FT



FIRST FLOOR = 42.9 SQ M / 462 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