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morfittsmith

Marcliffe Road,  
Wadsley,  
Sheffield,  
S6 4AF



**A charming 1-bed apartment in a prime position:  
Marlcliffe Road.**

This delightful Wadsley home has several lovely touches, including high ceilings, a large open-plan lounge/kitchen, a generous walk-in shower, and convenient allocated parking.





### **Time to explore.**

Marcliffe Road can be found in Wadsley, a lovely community in northwest Sheffield enjoying enviable proximity to Hillsborough and a range of fantastic transport links. These include reliable bus services, the Middlewood SuperTram stop, and Penistone Road, making this an ideal base of operations for a commuting professional. There are a range of excellent amenities local to Wadsley too, including several beloved pubs and restaurants, the Wisewood Sports Centre, and all of the catalogue of attractions Hillsborough has to offer. These include impressive shopping facilities, lovely cafes and restaurants, and charming local businesses. There are plenty of green spaces local to Marcliffe Road too, including the historic Wadsley and Loxley Commons and the majestic Hillsborough Park. Marcliffe Road even boasts allocated parking, making this an even more practical home.

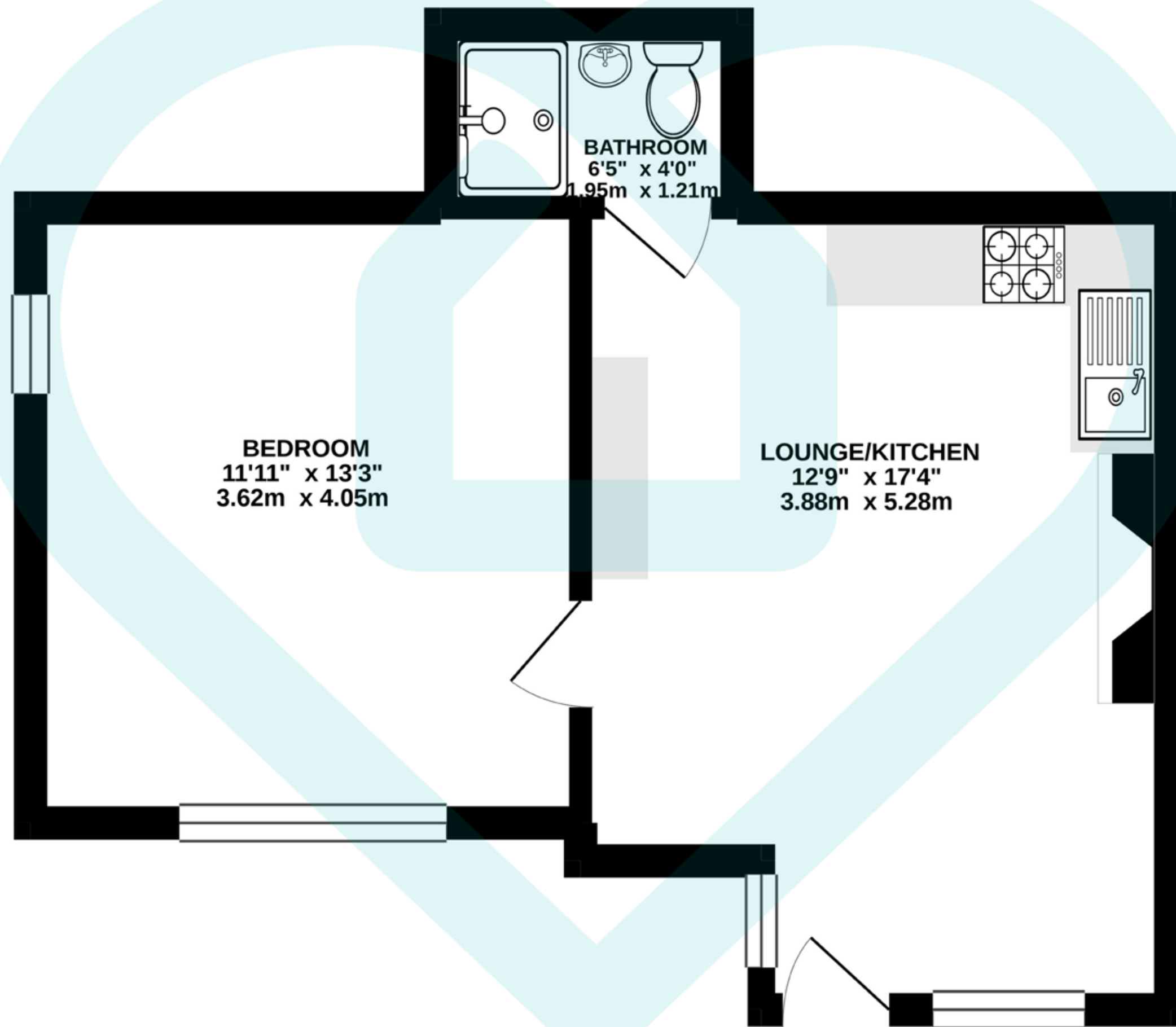
## Step inside your new home.

Marcliffe Road occupies the ground floor of this apartment building, accessible via a small set of stairs at the front of the property. The home opens into straight into the main kitchen/lounge area, an open-plan space with a welcoming atmosphere. This room boasts a fitted kitchen with high ceilings, room for utilities, ample storage, a practical breakfast bar for eating meals, abundant space for lounge furniture, and plenty of natural light. This is a great multi-purpose space that would be perfect for having friends over or simply a cosy evening in. From this space you can access the bedroom and shower room. The shower room contains a functional three-piece white suite with a generous walk-in shower for ease of use. The bedroom is a great size featuring bright dual aspect. It features tasteful décor, plush carpeting, and ample room for storage and a large double bed.





**GROUND FLOOR**  
385 sq.ft. (35.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   <b>C</b>
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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