







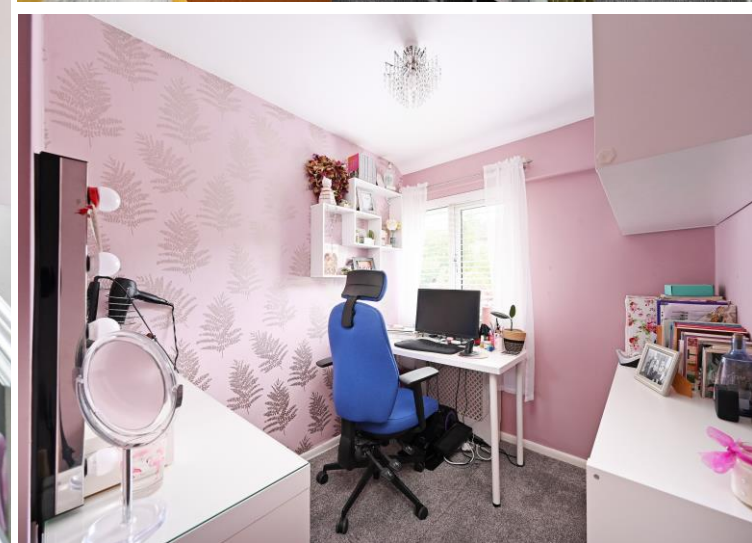
8 Morland Close

Herdings • Sheffield • S14 1SZ

Asking Price £150,000

Deceptively spacious 3-bedroom mid terraced property located on a quiet no through road in S12. Beautifully presented home which benefits from a fabulous garden room with lovely outlook over southeast facing landscaped garden, 3 good sized bedrooms, modern kitchen and bathroom, double glazing and combination gas central heating. The spacious dining kitchen is fitted with and generous array of shaker style units, topped with wood effect worktops and stylish tiled splashbacks. Features integrated dishwasher and space with plumbing for further freestanding appliances and Glow Worm wall mounted combination boiler. The impressive garden room equipped with made to measure blinds and air conditioning overlooking the attractive rear garden providing direct access. The cosy lounge offers French Doors to a sunken seating area infusing with the outdoor space. The first floor comprises of 3 good sized bedrooms, all well presented with a pleasant garden outlook and built in storage within 2 rooms. A modern shower room offers a walk in rainfall shower styled with decorative tiling and floating hand wash basin. There is access via integral ladders to partially boarded loft space creating ideal storage. Externally a gated forecourt creates privacy on entry. To the rear of the property is a stunning, southeast facing landscaped garden designed with sunken seating area, lawn, decked patio and pergola, filled with attractive, mature planting. Garages Available to Rent from Sheffield Council. Morland Close enjoys excellent facilities close by including pubs, shops, schools, Graves Park and excellent transport links to Sheffield city centre, Chesterfield and the motorway network.





- Mid Terraced Property In S12
- Located on Quiet No Through Road
- Generously Proportioned
- Modern Shower Room
- 3 Good Sized Bedrooms

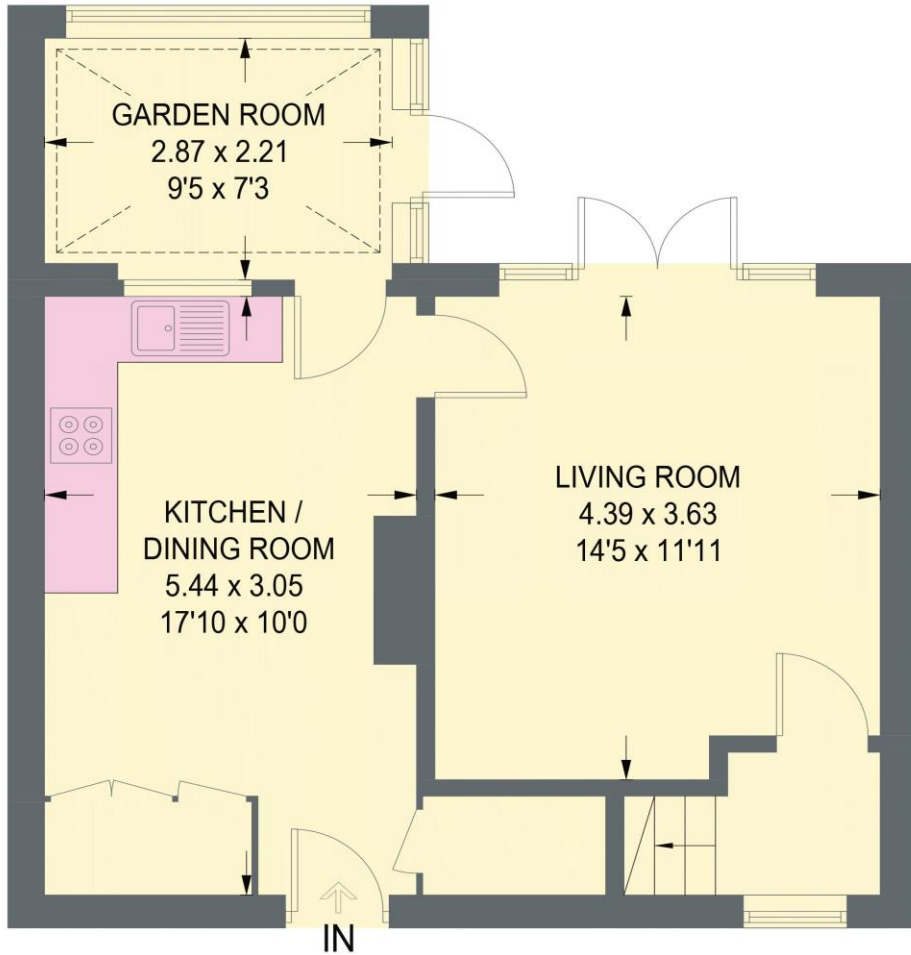
- Impressive Garden Room with Air Con
- Superb Southeast Facing Landscaped Garden
- Garages Available to Rent from Sheffield Council
- Freehold & No Chain
- Council Tax Band A, EPC TBC



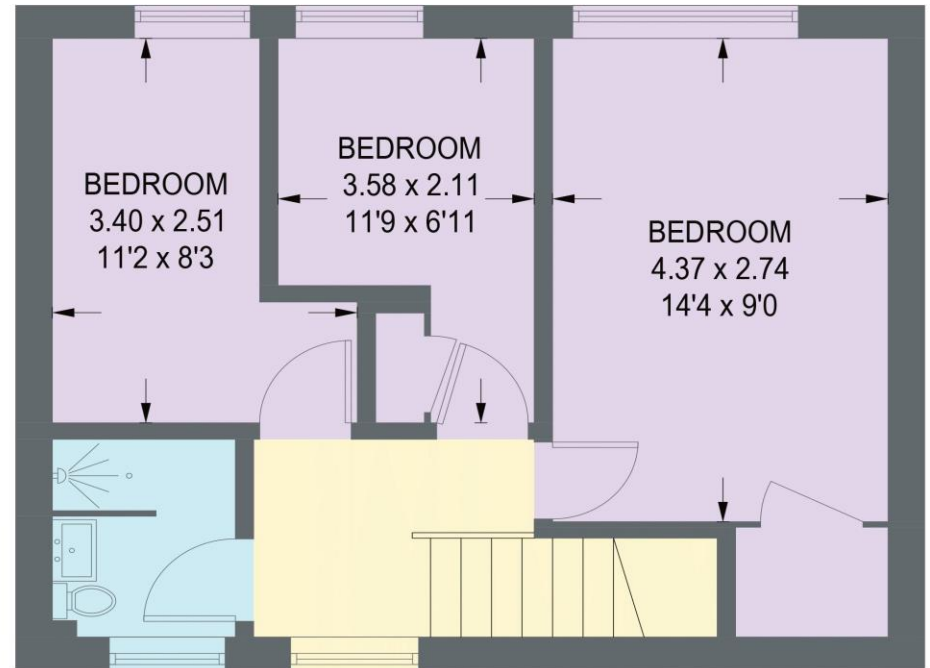


8 MORLAND CLOSE

APPROXIMATE GROSS INTERNAL AREA = 82 SQ M / 882 SQ FT



GROUND FLOOR
44.7 SQ M / 481 SQ FT



FIRST FLOOR
37.3 SQ M / 401 SQ FT

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



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