







## 33 Morland Road

Herdings • Sheffield • S14 1TA

Guide Price £140,000 - £150,000

Deceptively spacious 3-bedroom property located on a quiet cul de sac in S14. Features 3 good sized bedrooms, modern kitchen and bathroom, combination gas central heating, double glazing and generous enclosed rear garden with decked patio. A uPVC front door opens into the dining kitchen offering useful under stairs storage. A modern kitchen is fitted with grey gloss units topped with wood effect worktops and integrated appliances including oven, electric hob, washing machine and fridge freezer. There is ample space for a dining table, generous utility cupboard and French doors, plus separate stable uPVC rear door creating direct access to the garden. The lounge also offers access through French doors, allowing a stream of natural light and pleasant garden outlook, presented in neutral tones finished with laminate floor. The first floor comprises of 3 good sized bedrooms, all located at the rear overlooking the garden, two of which feature built in storage. The bathroom is equipped with modern white suite, overhead shower, contrasting tiles and chrome heated towel rail. Externally a gated forecourt creates privacy on entry. To the rear of the property is a generous enclosed rear garden laid predominantly to lawn designed with separate enclosed area and decked patio, ideal for relaxing or entertaining. Garages are 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.





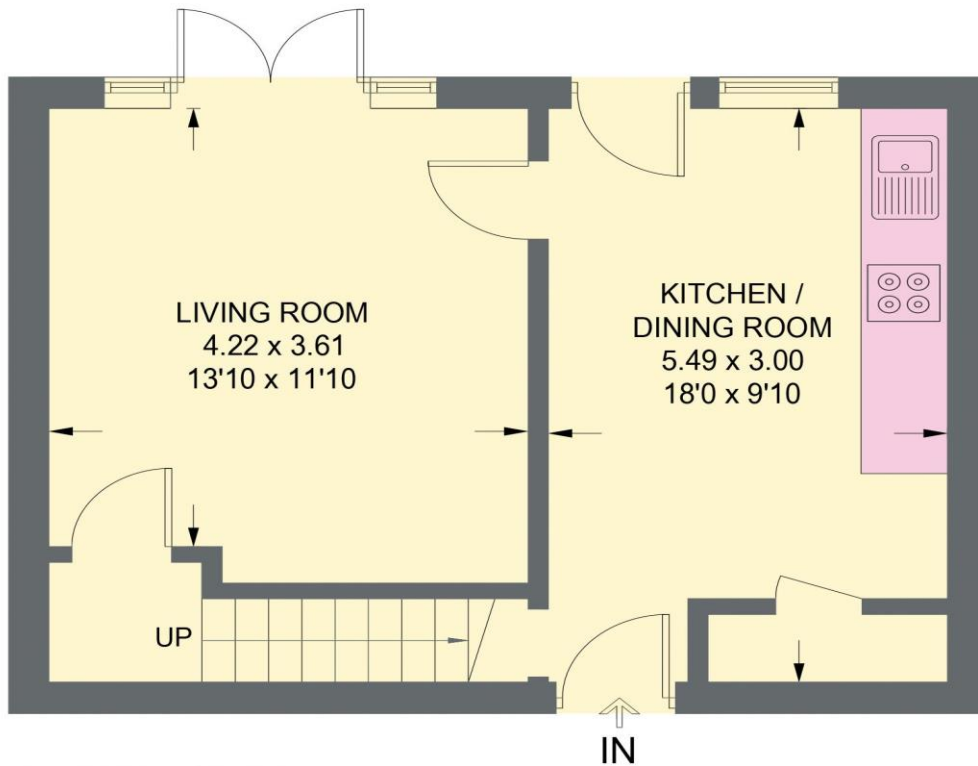
- Mid Terraced Property In S12
- Located on Quiet No Through Road
- Generously Proportioned
- 3 Good Sized Bedrooms
- Modern Kitchen & Integrated Appliances

- Excellent Transport Links & Local Amenities
- Combination Boiler & Double Glazing
- Generous Enclosed Rear Garden
- Freehold
- Council Tax Band A, EPC TBC

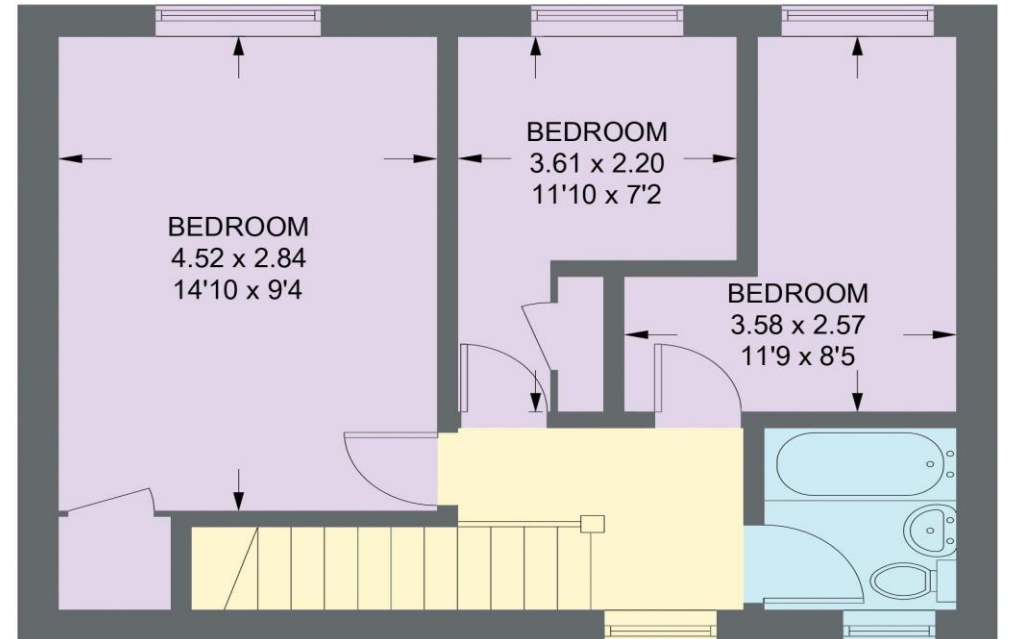


# 33 MORLAND ROAD

APPROXIMATE GROSS INTERNAL AREA = 74.7 SQ M / 804 SQ FT



**GROUND FLOOR**  
37.6 SQ M / 405 SQ FT



**FIRST FLOOR**  
37.1 SQ M / 399 SQ FT

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

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.