



Morehall View Wharnccliffe Side Sheffield S35 0EE
Guide Price £110,000

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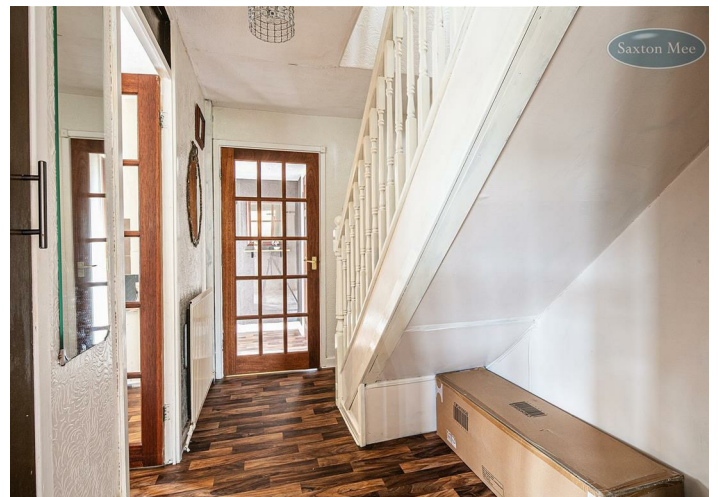
GUIDE PRICE £110,000-£120,000 ** FREEHOLD ** NO CHAIN ** CASH BUYERS ONLY ** Located close to local countryside and woodland walks is this three bedroom terrace property which benefits from uPVC double glazing and gas central heating. The property has been well-kept by the current owner but is in need of some modernising and ideal for the discerning purchaser to alter, adapt and update to their own tastes.

In brief, the living accommodation comprises, front uPVC door and porch gives access into the well proportioned lounge with a large front window allow lots of natural light. A door then opens into a hallway with a storage cupboard and access into the kitchen/diner which has a range of wall, base and drawer units. A complementary worktop incorporates the sink, drainer the four ring hob with extractor above. There is space for an oven, tumble dryer and fridge freezer along with plumbing for a washing machine. Access into a rear entrance porch with a useful cupboard and rear uPVC entrance door.

From the hallway, a staircase rises to the first floor landing with access into the loft space, a cupboard which houses the boiler, the three bedrooms and the bathroom. The master bedroom is a good size double and has space for furniture. Bedrooms two and three both have fitted cupboards. The bathroom comes with a three piece suite including bath with shower attachment, WC and wash basin.

- CASH BUYERS ONLY - EARLY VIEWING ADVISED
- THREE BEDROOM TERRACE
- WELL PROPORTIONED LOUNGE & A SEPARATE KITCHEN/DINER
- SOUTH-WEST FACING FRONT GARDEN
- REAR PATIO WITH OUTSIDE STORE
- ON THE DOORSTEP OF LOCAL COUNTRYSIDE
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS CLOSE-BY
- EASY ACCESS TO SHEFFIELD, STOCKSBRIDGE & MOTOWAYS





OUTSIDE

To the front is a gate which opens to a front lawned garden with a path leading to the entrance door. To the rear is a garden with steps to a patio and an outside storage room.

LOCATION

The villages of Wharnccliffe Side and Oughtibridge are close by with local amenities including a Co-op. Wharnccliffe Primary & Nursery School. A short car journey into Stocksbridge and Fox Valley Shopping Centre as well as Sheffield City Centre with its excellent amenities, Universities and Hospitals. Good motorway links and public transport. Train station approx 25 minute journey. Beautiful country walks including Ewden Dam.

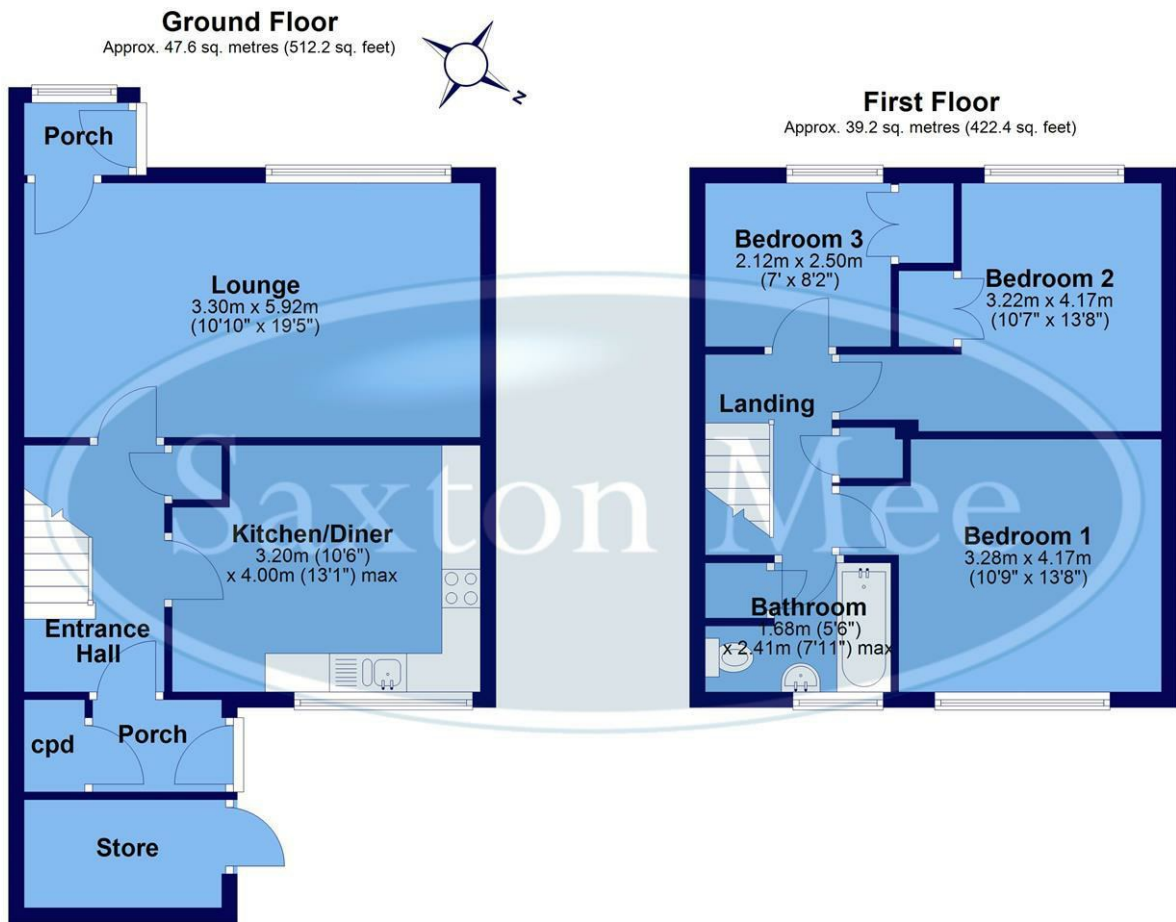
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 86.8 sq. metres (934.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

70 → 84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

68 → 81