



Morrall Road Sheffield S5 9AJ
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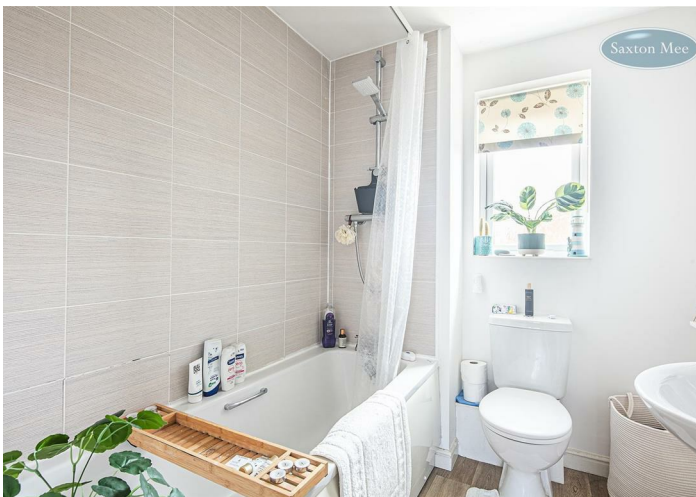
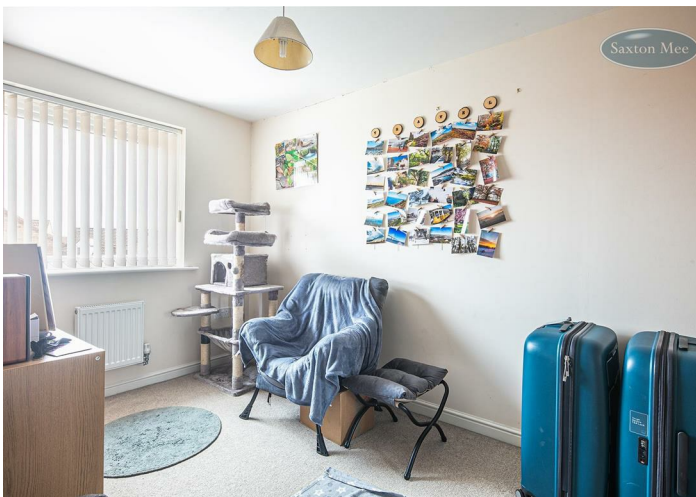
**** FREEHOLD **** Situated just a stones throw away from the delightful village of Ecclesfield is this two bedroom semi detached property which enjoys a tiered rear garden and benefits from off-road parking, uPVC double glazing and gas central heating. Within walking distance of local schools for all ages, shops and amenities in abundance and several regular public transport links in and throughout Sheffield as well as just a short drive will also allow for access to the super tram network making it perfect for commuting.

Neutrally decorated throughout, the living accommodation briefly comprises front door which opens into the entrance hall. Access into the lounge which has a front window allowing natural light, while the focal point is the attractive fireplace. Double doors then open into the kitchen/diner. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. There is an integrated oven with a four ring hob and extractor above along with housing and plumbing for a washing machine and space for a fridge freezer. There is access to a downstairs WC and uPVC French doors open onto the rear garden and a patio, providing a perfect extension for outside dining.

From the entrance hall, a staircase rises to the first floor landing with access into two double bedrooms and the bathroom. The master is to the front aspect. Bedroom two overlooks the rear. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE & KITCHEN/DINER WITH PATIO DOORS
- TIERED REAR GARDEN
- DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- OFF-ROAD PARKING
- EXCELLENT TRANSPORT & ROAD LINKS
- CLOSE TO LOCAL AMENITIES & SCHOOLS





OUTSIDE

To the front is a lawn. A driveway provides off-road parking. The fully enclosed tiered garden has a patio, pebbled area and lawn.

LOCATION

In close proximity to a local amenities, shopping facilities, supermarkets, eating/drinking establishments and hospitals. The property also benefits from being within the catchment area for local schools and boasts excellent local transport and road links.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Chris Spooner

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.



First Floor

Kitchen/Diner
2.40m x 4.10m
(7'10" x 13'5")

WC

Lounge
4.60m (15'1")
x 3.01m (9'10") max

Entrance Hall



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(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

Environmental Impact (CO₂) Rating

Rating	Current	Potential
(92 plus) A	A	
(81-91) B	B	
(69-80) C	C	
(55-68) D	D	
(39-54) E	E	
(21-38) F	F	
(1-20) G		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/49/EC

