



Herries Road, Sheffield, S5 8TJ

Offers Over £200,000

3 1 2



morfittsmith
momentum 
a better way to sell

**Better prepared.
Stronger sale.**

Momentum helps reduce fall throughs, speed up your sale and give buyers confidence from the very start.

 Upfront property pack	 Fewer fall-throughs	 Faster completions	 Stronger sale price	 Smoother, more certain sales
--	--	---	--	---

 **Preparation today. Confidence tomorrow. A better way to sell**  morfittsmith.co.uk |  0114 232 1764



A fantastic opportunity to acquire this three bedroom semi-detached home, occupying a superb size plot and offered to the market with no onward chain. The property is in need of some modernisation throughout, but offers brilliant potential for buyers looking to create a home to their own taste, with generous internal space, a large rear garden, driveway parking, garage and a range of useful outbuildings/ workshop space.

The ground floor accommodation comprises an entrance hallway, front-facing living room with bay window and feature fireplace, a separate dining room overlooking the rear garden, and a kitchen positioned to the back of the property. The layout gives buyers a good base to work from, with two reception rooms already in place and scope to improve, reconfigure or upgrade subject to the necessary consents.

To the first floor are three bedrooms, including two good size bedrooms and a smaller third bedroom which could work well as a nursery, dressing room or home office. The family bathroom is also located on this floor.

Externally, the property really comes into its own. To the front is a generous driveway providing off-road parking, leading down the side of the property. To the rear is a fantastic size garden, with mature borders, lawned sections and a range of substantial outbuildings/ workshops, offering excellent storage or hobby space.

Located on Herries Road, the property is well placed for local amenities, schools, public transport links and access into Sheffield, making it a great option for buyers wanting a project with space, potential and convenience.

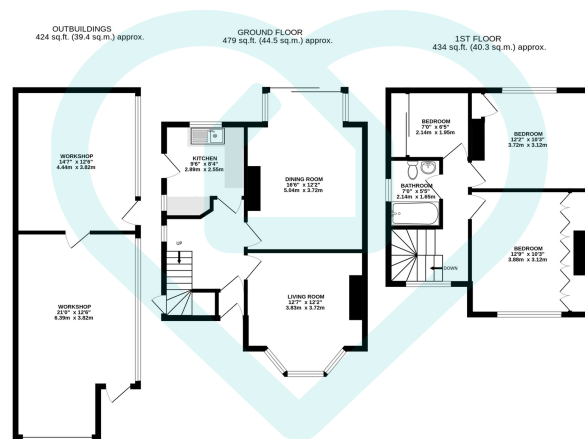
Summery

Morfittsmith Momentum Property

Full Description

MOMENTUM - A SMARTER WAY TO BUY AND SELL



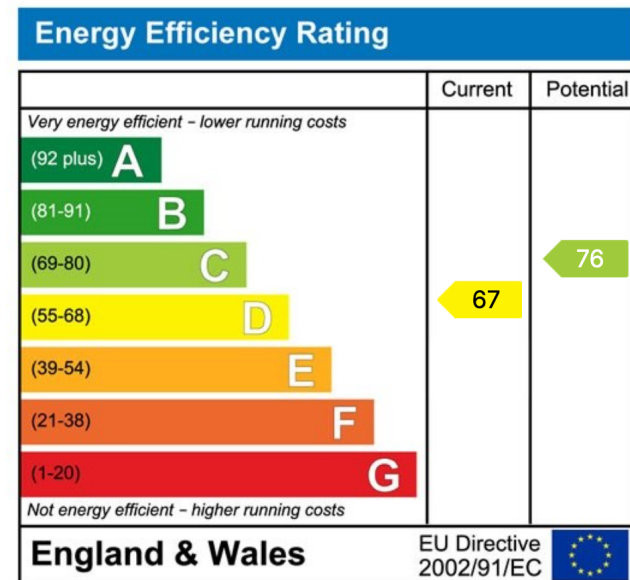


TOTAL FLOOR AREA: 1338 sq.ft. (124.3 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Three Bedroom Semi-Detached Home
- Freehold Tenure
- Fantastic Size Plot
- Driveway Providing Off-Road Parking
- Two Reception Rooms
- No Onward Chain
- In Need Of Modernisation
- Generous Rear Garden
- Garage & Useful Outbuildings
- Excellent Potential Throughout



Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84
 Company Reg Number: 08610489
 Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building
 67 Middlewood Road
 Hillsborough
 Sheffield
 S6 4GX

Get in touch - arrange an appointment



0114 232 1764



sales@morfittsmith.co.uk
 lettings@morfittsmith.co.uk
 newhomes@morfittsmith.co.uk



www.morfittsmith.co.uk



@MorfittSmith



@MorfittSmith



MorfittSmith
 Estate & Letting Agent