



**Morland Road,**



**welcome to**

**Morland Road,**

\*\*\*\*GUIDE PRICE £190,000-£200,000\*\*\*\* This four-bedroom semi-detached home has been recently refurbished and includes a lounge, modern kitchen, utility, bathroom and rear garden. Well located close to local shops, schools and transport links. Offered with no chain.



**Hall**

Having a front facing double glazed window, stairs allowing access to the first floor accommodation and providing access to the front entrance door.

**Lounge**

Having a front facing double glazed window, radiator and electric fireplace.

**Kitchen**

Having a range of modern matte wall and base units with an inset stainless steel sink. Having an integrated oven and electric hob. Built in shelving and built in cupboard. A double glazed rear facing window.

**Utility**

Housing the boiler, having worktop space and providing access to the rear garden.

**Landing**

Providing access to the loft hatch.

**Bedroom One**

Having a rear facing double glazed window and radiator.

**Bedroom Two**

Having a front facing double glazed window and a radiator.

**Bedroom Three**

Having a front facing double glazed window and a radiator.

**Bathroom**

Having a side facing double glazed window, WC and vanity sink unit. Bath suite.

**Bedroom Four**

Having a rear facing double glazed window and radiator.

**Garden**

Having a lawned rear garden with a patio area. An

outdoor water tap and outdoor plug sockets.



**view this property online** [williamhbrown.co.uk/Property/CPK114962](http://williamhbrown.co.uk/Property/CPK114962)



welcome to

## Morland Road,

- Four bedrooms
- Semi-detached property
- Recently refurbished
- Lawned rear garden
- Access to local amenities

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£190,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CPK114962](https://www.williamhbrown.co.uk/Property/CPK114962)



Property Ref:  
CPK114962 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0114 247 1421**



[crystalpeaks@williamhbrown.co.uk](mailto:crystalpeaks@williamhbrown.co.uk)



Unit C1 6 Peak Square, Crystal Peaks,  
SHEFFIELD, South Yorkshire, S20 7PH



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**