



133, Murray Road

Sheffield, S11 7GH

Description

GUIDE PRICE £350,000 to £375,000

A superbly presented, three double bedroom property that offers accommodation over three floors, supported by a double cellar which provides storage and the potential for further development, subject to regs. With a renovated interior, designed to suit the modern way of life there is an open plan dining kitchen which features French Doors to the garden and a wood burning stove to set the scene in the colder months of the year. The bay window in the sitting room has been framed with plantation style shutters and another stove helps to provide a cosy feel. The first floor features two double bedrooms and, due to the property having the space over the front of the passage, a larger than average bathroom, and on the second floor the principal bedroom even includes its own ensuite shower room. Externally there is a secure, side passage that opens onto the rear garden, which incorporates an outside storage room, wood store and covered storage area. The property is well suited to a broad range of buyers and the location, on the edge of Banner Cross, is a very desirable one.

ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.



- GUIDE PRICE £350,000 to £375,000.
- Open plan dining kitchen which cleverly includes the offshot into the design.
- Side entrance for convenience and a secure, undercover side access to the garden.
- ELR Premium sale - Buyers fees of £595 including VAT will apply (see 'Description' for information).
- Lovely sitting room with wood burning stove and a bay window framed by plantation style shutters.
- Cellars to both sides of the house, offering storage and the potential for conversion, subject to regs.
- Three double bedrooms including a lovely ensuite principal bedroom on the second floor.
- Family bathroom with good proportions and a shower situated over the bath.
- Great location, close to the excellent shops, pubs and cafes found on Banner Cross alongside transport links, first class schooling and park walks.



Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

- Property Information Questionnaire (PIQ - a summary of the TA6)
- TA10 (Fittings and Contents)
- Official Copy of the Register
- Title Plan
- Local Search*
- Water and Drainage Search*
- Coal and Mining Search*
- Environmental Search*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available).

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence. Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).

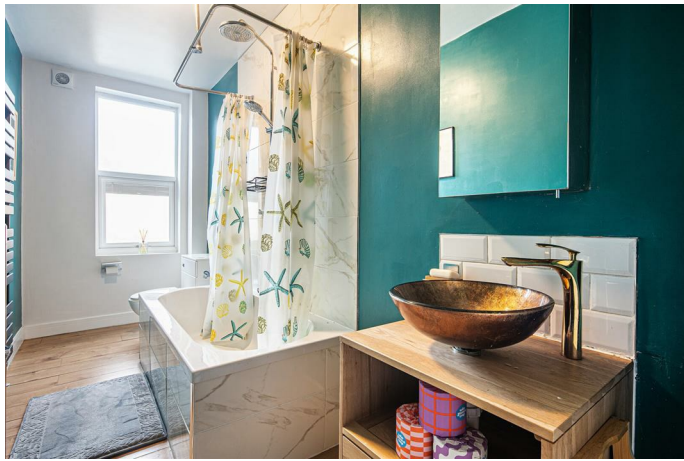
Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).

The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days. The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.









Total area: approx. 139.5 sq. metres (1501.8 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

133 Murray Road

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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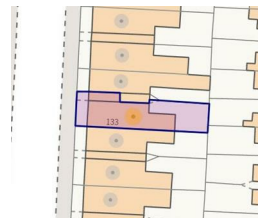
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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.