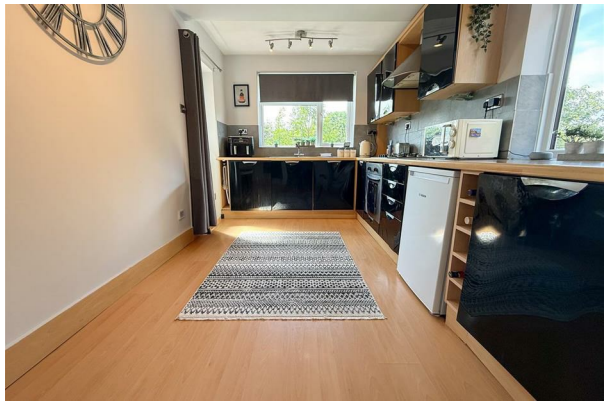
UNITED UH HOMES







Morgan Road, Shirecliffe, S5

Asking Price £140,000

- NO CHAIN
- POPULAR AREA
- GREAT SIZE FRONT AND REAR GARDENS
- FREEHOLD
- CLOSE BY TO EXCELLENT TRANSPORT LINKS
- PERFECT FIRST TIME BUYER OPPORTUNITY
- TWO BEDROOM SEMI DETACHED PROPERTY
- AMENITIES ON HAND
- COUNCIL TAX BAND A £1,692.45

17B Langsett Road South, Oughtibridge, Sheffield, South Yorkshire, S35 0GY
0114 2299 060
sales@utdhomes.co.uk
www.utdhomes.co.uk

Morgan Road, Shirecliffe, S5

FREEHOLD | Situated in the popular S5 area, this spacious two-bedroom semi-detached home benefits from generous front and rear gardens and is conveniently located close to a range of local amenities, reputable schools and excellent transport links. The property is sure to appeal to first-time buyers, families and investors alike. The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious lounge, and a fitted kitchen/dining room to the ground floor. To the first floor are two well-proportioned double bedrooms and a family bathroom. Externally, the property boasts a large front garden and an enclosed rear garden, offering excellent outdoor space for families, entertaining guests or those with a passion for gardening. Properties of this type are always in demand, and early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

2 1 1 D

Council Tax Band: A





ENTRANCE HALLWAY
A welcoming entrance hallway entered via a part obscure glazed entrance door with a uPVC double glazed window to the front elevation. Featuring wood-effect flooring, a central heating radiator, ceiling light point and a useful understairs storage cupboard. Solid door leading to the lounge, with open access into the kitchen/dining room.

LOUNGE
A spacious and well-presented lounge enjoying a dual aspect, with uPVC double glazed windows to both the front and rear elevations, allowing for an abundance of natural light. Featuring carpeted flooring, two ceiling light points, a central heating radiator and a feature fireplace, creating an attractive focal point to the room.

KITCHEN DINING ROOM
The kitchen is fitted with black wall and base units complemented by wood-effect worktops and matching finishes. The walls are partly tiled and there is an integrated oven with a gas hob and extractor fan above. A one-and-a-half bowl sink with drainer and mixer tap is provided. There are two uPVC windows to the rear and side elevations, allowing plenty of natural light. Integrated appliances include an under-counter fridge, freezer, and washing machine. The room benefits from two ceiling light points, a vertical central heating radiator, and wood-effect flooring throughout. A door provides access to the rear garden.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE
A well-proportioned primary bedroom featuring uPVC windows to the rear and side elevations, allowing for plenty of natural light. The room benefits from carpet flooring, a ceiling light point, and a central heating radiator. Doors lead to a useful storage cupboard housing the boiler, and there is loft hatch access.

BEDROOM TWO
Another great-sized bedroom featuring a uPVC window to the rear elevation, carpet flooring, a ceiling light point, and a central heating radiator. The room offers ample space for bedroom furniture and enjoys plenty of natural light.

FAMILY BATHROOM
Comprising a low-level WC, wash hand basin, and a bath with a wall-mounted overhead shower and handheld shower attachment. The bathroom benefits from fully tiled walls, tile-effect vinyl flooring, an obscure glazed window to the front elevation, a ceiling light point, and a heated towel rail.

FIRST FLOOR LANDING AND STAIRS
Featuring a uPVC window to the front elevation, carpet flooring, and a ceiling light point. Solid doors lead to the two bedrooms and the family bathroom.

REAR GARDEN
To the rear, the property enjoys a spacious, tiered garden offering a variety of areas for relaxing and entertaining. Accessed from the side of the property, there is a hard-standing seating area, with steps leading up to the rear kitchen entrance. A few steps descend to an attractive decked seating area, with a brick-built feature wall incorporating an opening leading to the steps. A further step leads down to a generous lawned garden featuring mature shrubs and established planting. The garden is enclosed by fencing and also benefits from a useful storage shed.

FRONT GARDEN
Predominantly laid to lawn with hedge and fence borders. A pathway runs to the side of the property, leading to a gate which provides access to the side entrance door.

DISCLAIMER
1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering

carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.











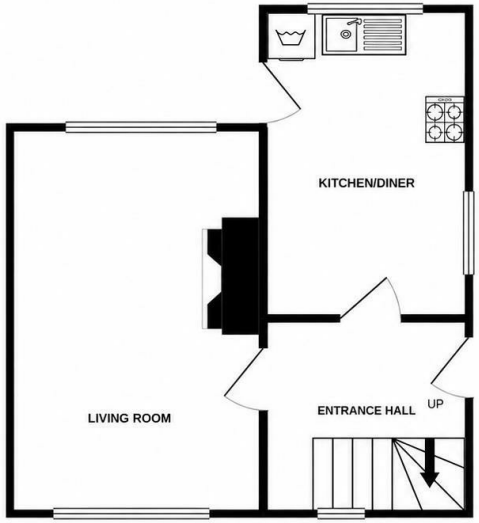




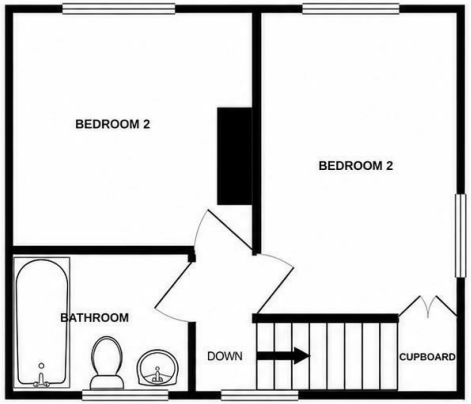




GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

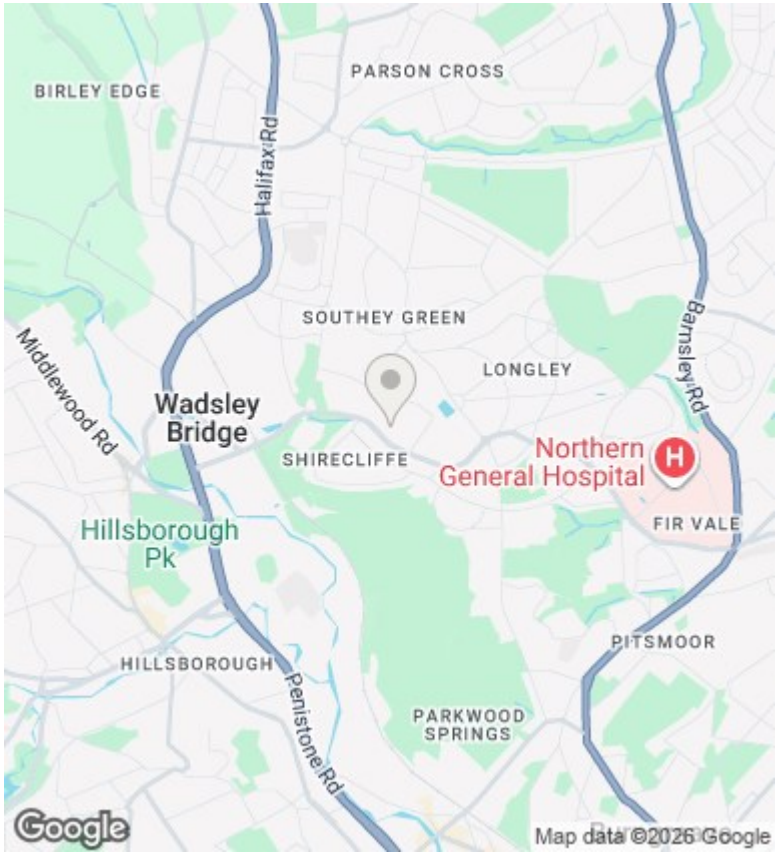


1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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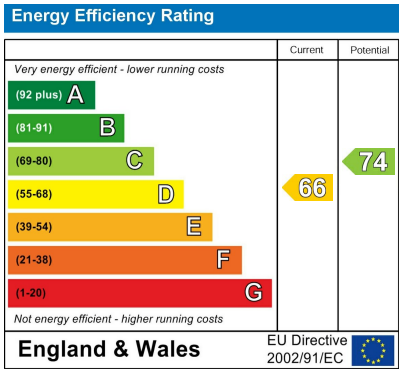
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

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A



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