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morfitt**smith**

**Cross Park Road,
Meersbrook,
Sheffield,
S8 9FS**



A charming 2-bed home in the thriving community of Meersbrook: Cross Park Road.

Boasting attractive décor throughout and peerless local amenities, this is an ideal home for idyllic professional life.





Time to explore.

Cross Park Road is situated south of Sheffield in the beloved community of Meersbrook. This is a wonderful area for numerous reasons, one of which is its superb accessibility. Meersbrook enjoys excellent transport links via Abbeydale Road and Chesterfield Road (A61), giving you an easy route into the city centre ringroad and beyond. This makes Cross Park Road a fantastic home for commuting professionals or anyone keen to explore the Steel City. Meersbrook is also surrounded by a host of excellent local amenities, due in no small part to its peerless access to Abbeydale and Chesterfield Road. These popular thoroughfares are home to countless excellent businesses, ranging from high street shops and local artisans to delicious cafes and global eateries. This variety means you will never find yourself lacking in options when planning social occasions or simply treating yourself to some luxury. Nearby green spaces include Meersbrook Park, Broadfield Park and, for the green fingered, the lovely Brincliffe Edge Allotments. Abbeydale Road even gives you a direct route into the Peak District, meaning there is always an easy escape from the concrete jungle or just to enjoy sunny weather at its finest. With generous on-road parking to the front of the property, Cross Park Road is sure to win you over.

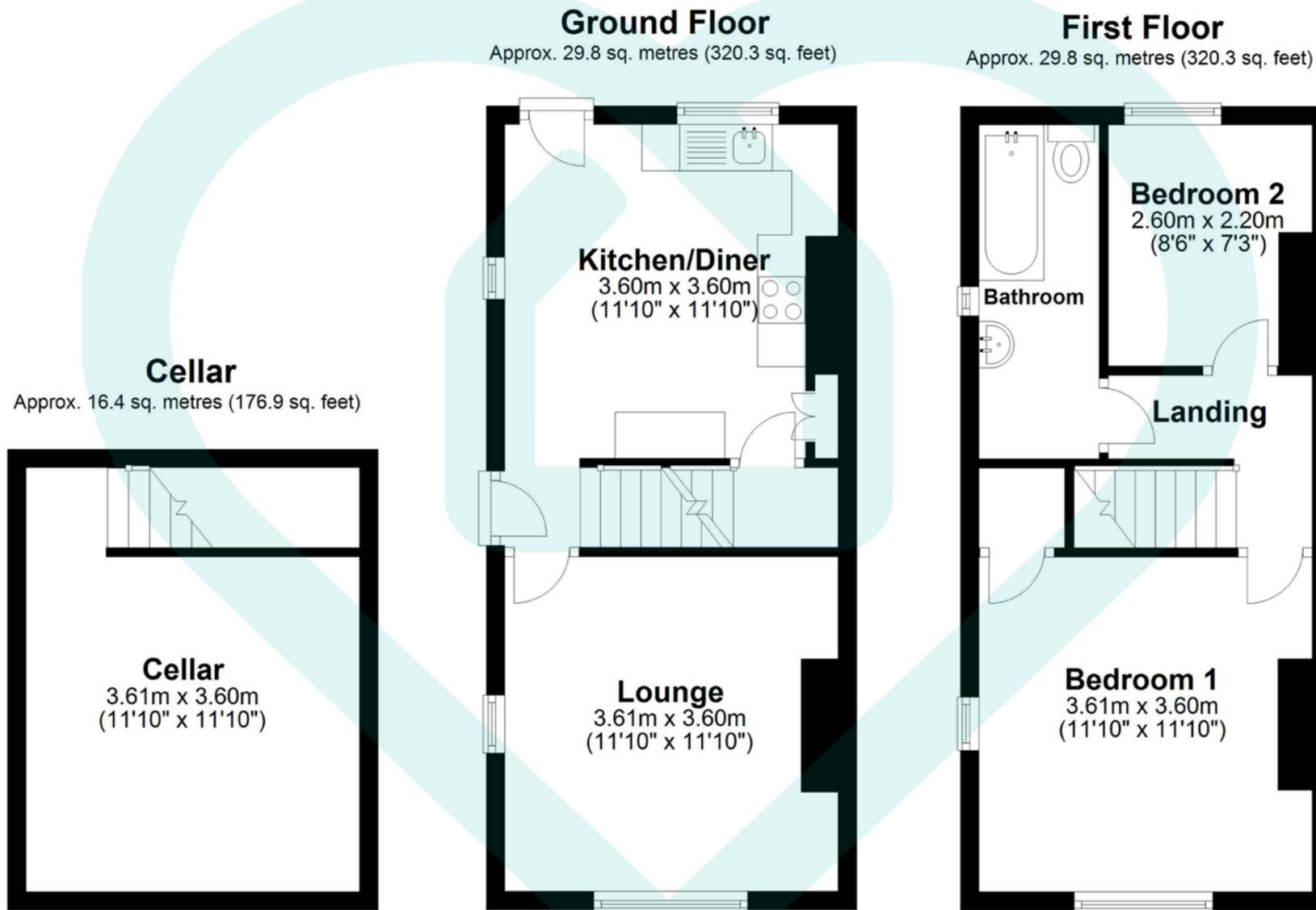
Step inside your new home.

Cross Park Road opens into the hall via a door to the side of the property, with stairs leading to the first floor directly in front of you. To your right you enter the living room, a space that exudes elegance with traditional high ceilings and attractive wooden flooring. There is plenty of space for comfy seating and generous alcoves ideal for storage. To the left of the hall is a delightful kitchen/diner, featuring bright modern décor and an extensive range of sleek units, storage cupboards, and sleek worktops. There is even plenty of space for a generous dining table, making this the ideal spot for social events and casual dining. From here you can access the cellar, great for storage purposes, and the beautiful rear garden. This is comprised of a stone-flagged patio perfect for outdoor furniture and a lengthy elevated lawn, perfect for relaxing in the sunshine. At the far end is an additional patio area with gated access. Back inside, the first floor encompasses two bedrooms, one impressively sized and the other slightly snugger in scale, and the family bathroom. Bedroom 1 occupies almost the full width of the home with alcoves perfect for storage or a dressing table and abundant space for a large double bed. Bedroom 2 would make a cosy double or a generous single, giving you a lovely spot for a guest room, children's bedroom, or perhaps a dedicated home office for remote working. The family bathroom is a stunning three-piece suite with immaculate wall and floor tiling and a practical shower above the bath.









Total area: approx. 75.9 sq. metres (817.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



The MorfittSmith Building,
67 Middlewood Road,
Sheffield, S6 4GX



0114 232 1764



www.morfittsmith.co.uk



sales@morfittsmith.co.uk



lettings@morfittsmith.co.uk



newhomes@morfittsmith.co.uk



@morfittsmith



@morfittsmith



MorfittSmith Estate & Letting Agent



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