



Fraser Drive, Sheffield S8 0JG

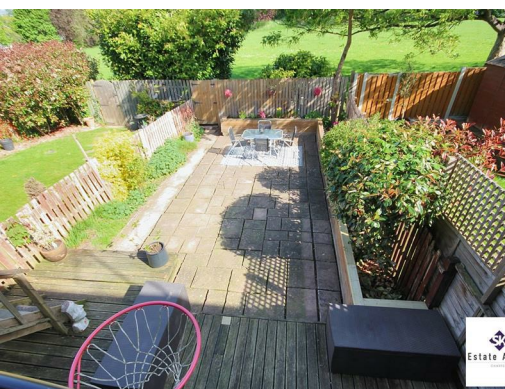
Guide Price £200,000

GUIDE PRICE £200,000 - £220,000

VIRTUAL TOUR AVAILABLE

SK Estate Agents are pleased to offer to the market for sale this well presented, 3 bedroomed, mid-terraced property located in this highly sought after residential area with views over Barbers Field. The property is situated in close proximity to the host of amenities found at Woodseats and Abbey Lane and within walking distance to excellent public transport links to the City Centre and surrounding areas. Offering generous living space, ample storage, and a low-maintenance rear garden, the property would be ideal for first time buyers or investors. An internal viewing is highly recommended in order to appreciate the accommodation on offer.

Tenure: Freehold



Entrance

Entry via front facing UPVC double glazed door to internal porch area having obscure-glass double glazed UPVC windows, carpeted flooring and stairs rising to first floor.

Kitchen

10'2" x 22'0" (3.11m x 6.72m)

Well equipped kitchen fitted with a good range of wood-effect wall and base units with contrasting worktops and tiled splashbacks. Includes: stainless steel sink with drainer and mixer tap, 4-ring gas hob with extractor, electric oven, and space/plumbing for washing machine, tumble dryer, and fridge freezer. With rear-facing UPVC window and door to the garden, laminate flooring and central heating radiator.

Also benefitting from under-stairs storage and two additional cupboards.

Lounge/Diner

10'3" x 22'3" (3.14m x 6.80m)

Spacious and well presented dual-aspect, multi-purpose reception room with front and rear-facing UPVC double-glazed windows providing ample natural light. Having feature wallpaper wall, carpeted flooring and two central heating radiators. Ample space for living and dining.

First Floor Landing

Carpeted with a large built-in storage cupboard and loft access to the fully boarded loft space.

Bedroom One

10'6" x 11'3" (3.22m x 3.45m)

A beautifully presented principal bedroom with front-facing UPVC double glazed window, mirrored fitted wardrobes, carpeted flooring, and central heating radiator.

Bedroom Two

11'7" x 10'3" (3.55m x 3.14m)

A further double bedroom with rear-facing UPVC double-glazed window with open views over Barbers Field. Having carpeted flooring and central heating radiator.

Bedroom Three

7'2" x 11'2" (2.19m x 3.42m)

Having a front-facing UPVC double glazed window, laminate flooring, central heating radiator, and built-in over-stairs storage.

Bathroom

8'0" x 5'5" (2.46m x 1.66m)

Fitted with a white suite comprising: P-shaped bath with thermostatic shower and glass screen, vanity unit with low flush WC and basin with chrome mixer tap. Boasting heated towel rail, cushioned flooring, and obscure glass rear facing UPVC window.

Outside

To the front of the property are steps leading down to the front entrance with paving and mature planting.

To the rear of the property lies a raised decked seating area with steps down to a spacious paved patio providing space for outdoor seating, and some



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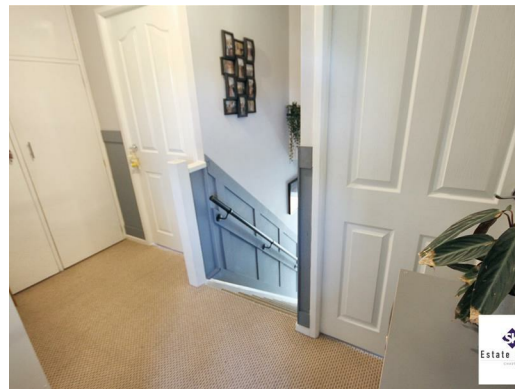
Email: info@skestateagents.co.uk

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

Company No: 08028567

raised planters. The property is placed in an excellent position backing directly onto Barbers Field.
Includes large under-stairs storage area.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



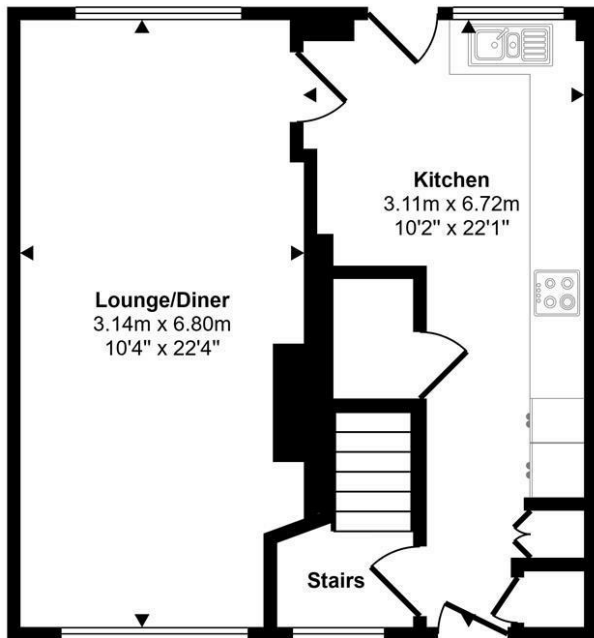
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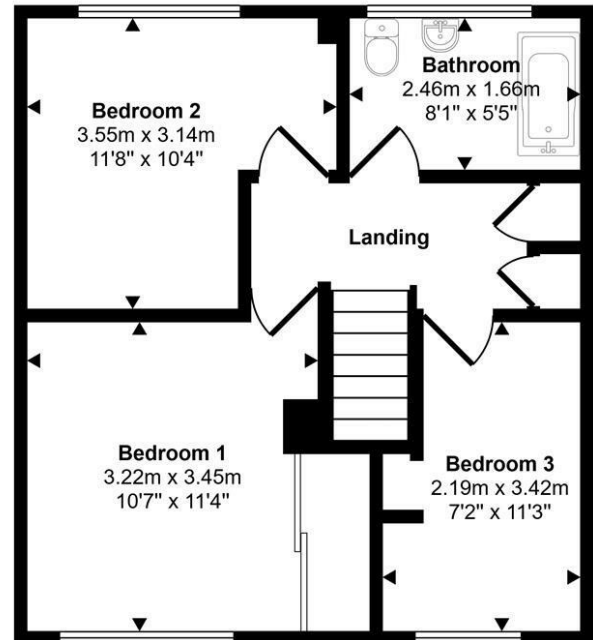
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Approx Gross Internal Area
83 sq m / 897 sq ft

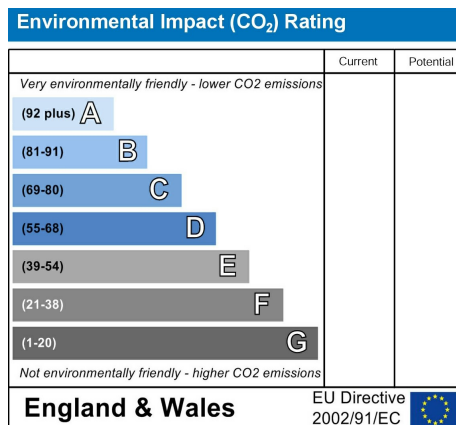
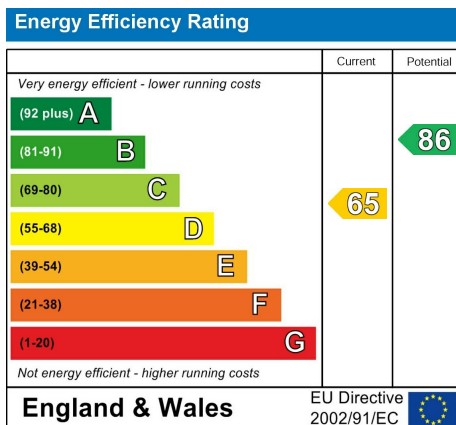


Ground Floor
Approx 42 sq m / 450 sq ft



First Floor
Approx 42 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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