



Fraser Crescent, Sheffield S8 0JF

£795 Per Calendar Month

**** 12 month minimum tenancy***

SK Estate Agents are delighted to offer to the market this beautifully presented three bedroom mid-terraced property situated in the highly popular neighbourhood of Woodseats, located within just a short distance of excellent local shops and amenities on Chesterfield Road, good local schools, Graves Park and excellent transport links to Sheffield City Centre and Chesterfield. Ideally suited to professionals, the accommodation briefly comprises: entrance hallway, lounge, dining kitchen, three good sized bedrooms, bathroom and a well maintained garden to the rear. A viewing is highly advised to appreciate the high standard of property on offer. Strictly no pets, and no smokers.

AVAILABLE FROM 31ST JANUARY 2026



Entrance Hallway

Entry through front facing UPVC double glazed door into the welcoming hallway, benefiting from gas central heating radiator and solid oak wood flooring.

Lounge

A spacious reception room featuring solid oak wood flooring, decorative ceiling coving, large rear facing UPVC double glazed window and gas central heating radiator.

Dining Kitchen

A beautifully designed dining kitchen having a good range of white high gloss fitted units with contrasting worktops over incorporating four ring electric hob, stainless steel sink and drainer with chrome mixer tap. Also benefiting from a range of appliances including: freestanding fridge/freezer, washing machine, dryer, dishwasher and a fan assisted oven. Having cushioned flooring throughout, front facing UPVC double glazed entrance door, gas central heating radiator, fitted storage cupboard, rear facing UPVC double glazed window, space for a dining table and chairs, Worcester combination boiler and a rear facing UPVC double glazed door opening out on to the rear.

Landing

A bright and spacious carpeted landing having a front facing UPVC double glazed window, gas central heating radiator, positive input ventilation system and useful fitted storage cupboard. Providing access to all first floor bedrooms and bathroom.

Master Bedroom

A well presented double bedroom, featuring carpeted flooring, gas central heating radiator, positive input ventilation system, rear facing UPVC double glazed window overlooking the garden and fitted storage cupboard.

Bedroom Two

A further good sized bedroom benefiting from carpeted flooring, gas central heating radiator and a rear facing UPVC double glazed window.

Bedroom Three

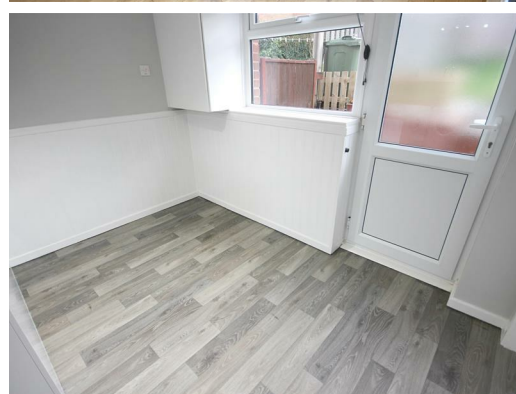
A well appointed third bedroom boasting carpeted flooring, gas central heating radiator and a rear facing UPVC double glazed window.

Bathroom

A contemporary white fitted suite comprising: low flush WC, pedestal wash basin and bath with thermostatic shower over and bi-folding glass shower screen. Featuring cushioned flooring, tiled splash-backs, gas central heating radiator, vanity mirrored cabinet, extractor fan and a front facing UPVC double glazed obscured window.

Outside

At the rear of the property is a well maintained enclosed garden laid to lawn, featuring fenced borders, timber storage shed and paved patio area providing space for outdoor seating and entertainment.



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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

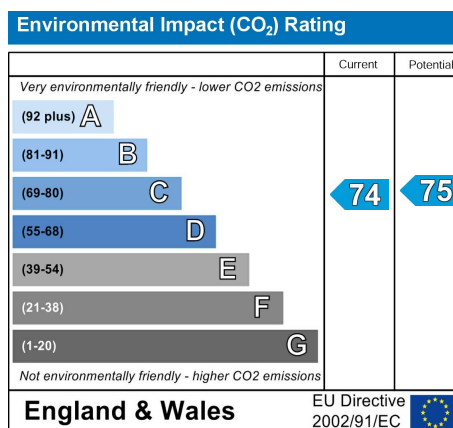
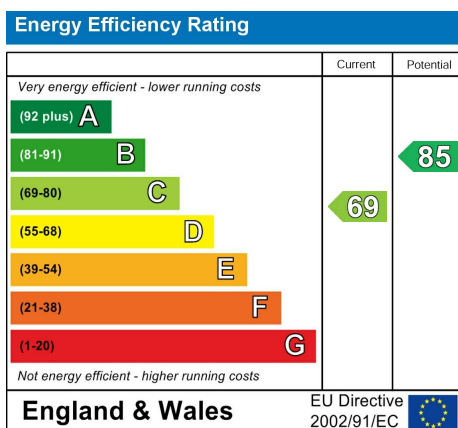


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