



36 Alport Road, Frecheville, Sheffield, S12 4RX

Saxton Mee

36 Alport Road

Frecheville

Guide Price

£200,000

GUIDE PRICE £200,000 - £215,000

Situated in a well-established and sought-after residential area, this beautifully presented three-bedroom semi-detached house offers modern living with excellent access to local amenities, transport links, and the motorway network.

Stepping inside, the welcoming entrance hall leads to a spacious bay-windowed living room, providing a bright and inviting space to relax. To the rear, the superb dining kitchen is perfect for both everyday meals and entertaining, with ample storage and workspace.

The first floor boasts a generous master double bedroom, a second double bedroom, and a well-proportioned third bedroom—ideal as a home office or nursery. A contemporary family bathroom features a three-piece white suite with a shower over the bath.

Externally, the property benefits from a well-maintained lawned garden to the rear, offering a private outdoor retreat, with a gate providing direct access to beautiful woodland. A driveway to the front provides convenient off-road parking.

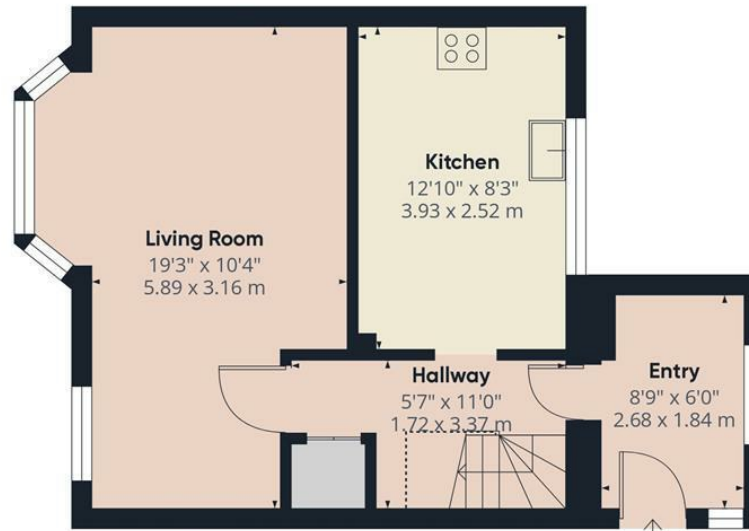
With easy access to the Parkway, City Centre, Crystal Peaks, and major motorway links, this fantastic home is perfect for first-time buyers, families, or professionals seeking a stylish and convenient living space.



- Excellent location with easy access to the Parkway, City Centre and Crystal Peaks
- Driveway to the front offering convenient off-road parking
- Three Bedroom Semi-Detached House
- Lawned rear garden with a gate providing direct access to woodland
- Fitted Modern Kitchen
- EPC Rating: D
- Council Tax Band: B
- Freehold
- Viewing via Banner Cross Branch







Ground Floor



Floor 1



Approximate total area⁽¹⁾

770.7 ft²
71.6 m²

Reduced headroom

9.39 ft²
0.87 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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