

65 Fraser Road, Abbey Lane

Sheffield

Guide Price £225,000 - £235,000

65 Fraser Road

Abbey Lane, Sheffield

Nestled in the heart of fashionable Abbey Lane within walking distance of numerous local amenities throughout Woodseats, this stunning three bedroomed, bay windowed, Victorian mid-terrace house is bursting with potential. In need of a general scheme of modernization this beautiful property is the perfect project for first time buyers or investors alike wanting to create a personalized finish and enhance future value to their new home. Benefitting from no onward chain and enjoying three fantastic floors of accommodation totaling an impressive 1,300 sq ft. A spacious cellar mostly recently been used as a workshop but can create a brilliant garage or additional living space such as cinema room or gym as done by neighbours (Subject to planning permission). With ample on street parking and a superb sunny rear garden with the added bonus of no-through-fare from neighboring properties and a working outside toilet. Close by is reputable local schools such as Abbey Lane Primary School, Mundella Primary School Mercia Secondary School and Meadowhead Secondary School along with the fantastic Graves Park just up the road. An internal inspection is advised to do full justice to the masses of potential on offer.

Council Tax band: A Tenure: Freehold

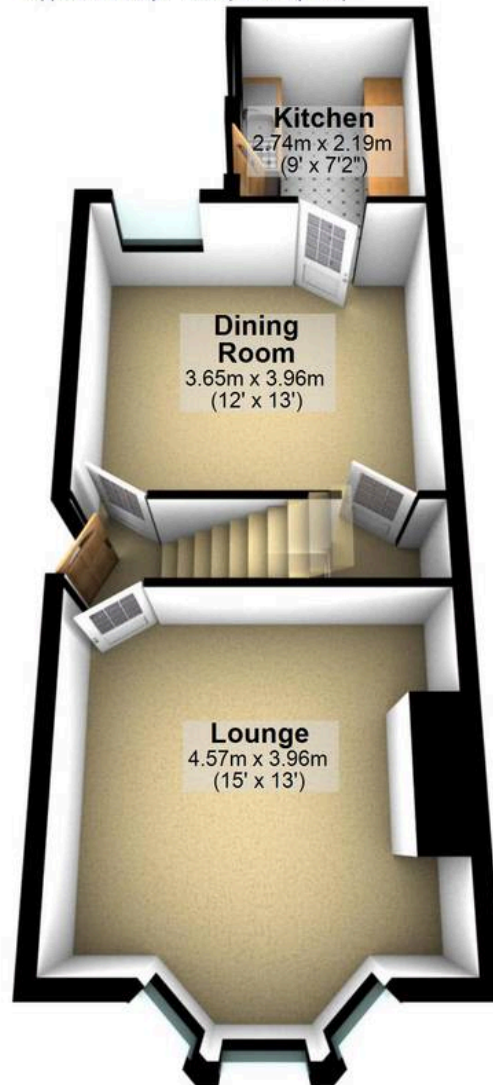
- THREE BEDROOMED VICTORIAN BAY WINDOWED MID-TERRACED PROPERTY
- THREE FLOORS OF ACCOMMODATING BURSTING WITH POSSIBILITIES AND TOTALLING A SUPERB 1300 SQ FT





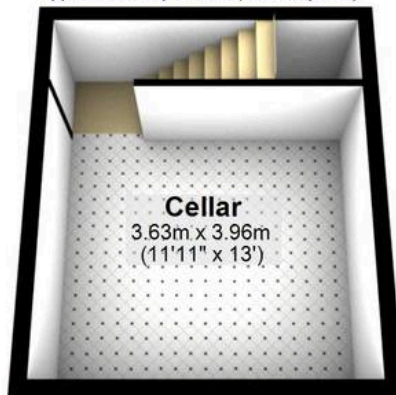
Ground Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



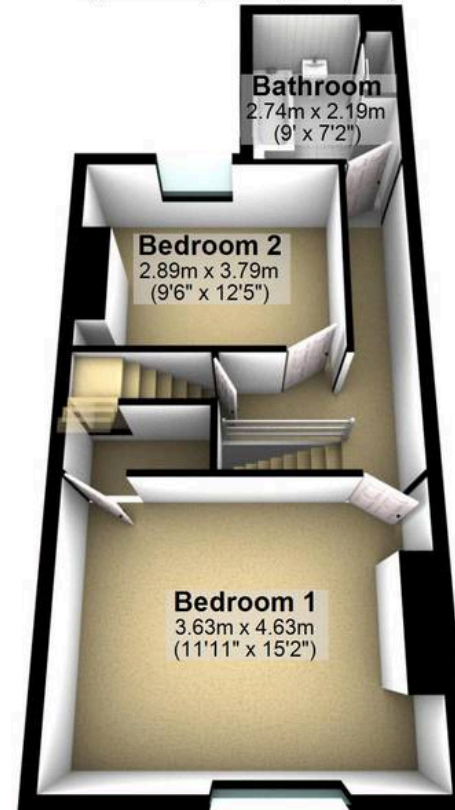
Cellar

Approx. 18.2 sq. metres (195.5 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Second Floor

Approx. 18.3 sq. metres (196.8 sq. feet)



Total area: approx. 120.8 sq. metres (1300.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

65 Fraser Road



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