







## 98 Thornbridge Drive

Frecheville • Sheffield • S12 4YH

Guide Price £170,000 - £180,000

Deceptively spacious 3 double bedroom semi-detached family home in Frecheville, S12. Creating flexible accommodation which features open plan dining kitchen overlooking a generously sized, enclosed rear garden, cosy lounge, 3 double bedrooms, modern kitchen and bathroom, with driveway providing off street parking. Benefits from double glazing and combination gas central heating. The ground floor is presented in neutral bright and airy tones complemented by laminate flooring throughout. A cosy lounge is front facing with a spacious, open plan dining kitchen which creates the hub of the home overlooking the rear garden. The kitchen is fitted with a range of modern gloss units, incorporating integrated double Hotpoint oven, fridge freezer, dishwasher and washing machine. French doors from the dining area open directly onto a decked patio. The first floor comprises of 3 double bedrooms, all beautifully presented in modern stylish tones. The bathroom is equipped with 3-piece white suite, vanity unit, white tiling and contrasting bold, cheerful décor. Externally a hard standing driveway provides off street parking alongside a front lawn. To the rear is a generous, enclosed, private outdoor space designed with raised decking, stone patio and lawn bordered by established hedging and fencing. Thornbridge Drive is close to excellent amenities including pubs, shops, schools, Frecheville Park, Crystal Peaks shopping centre and excellent access to Sheffield, Chesterfield and the motorway network. Leasehold - 999 years from 24/06 1998-£20/6months Council Tax Band A, EPC Rating D



Mr & Mrs Collins  
Est. 18/12/21

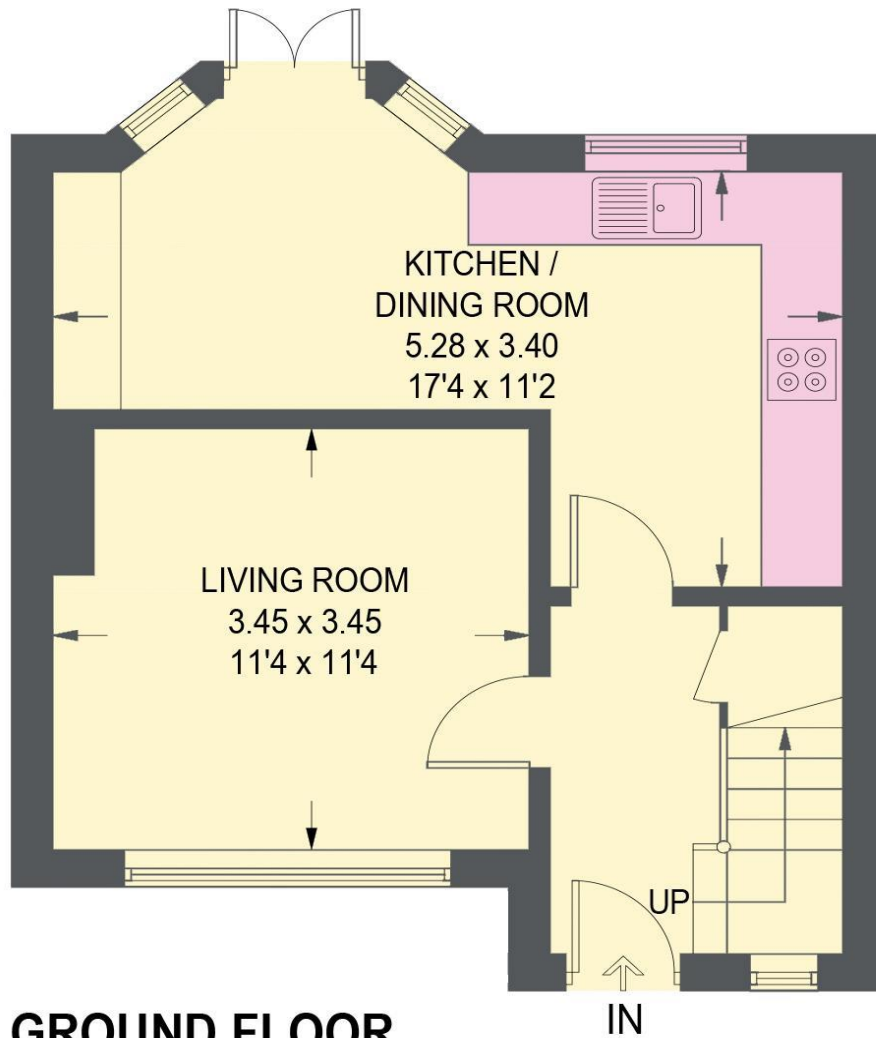


- Deceptively Spacious Semi-Detached Property
- Located in Frecheville, S12
- 3 Double Bedrooms
- Cheerful, Modern Bathroom
- Stylish Modern Decor Throughout
- Open Plan Dining Kitchen
- Combination Boiler & Double Glazing
- Generous Driveway
- Leasehold - 999 years from 24/06 1998-£20/6months
- Council Tax Band A, EPC Rating D

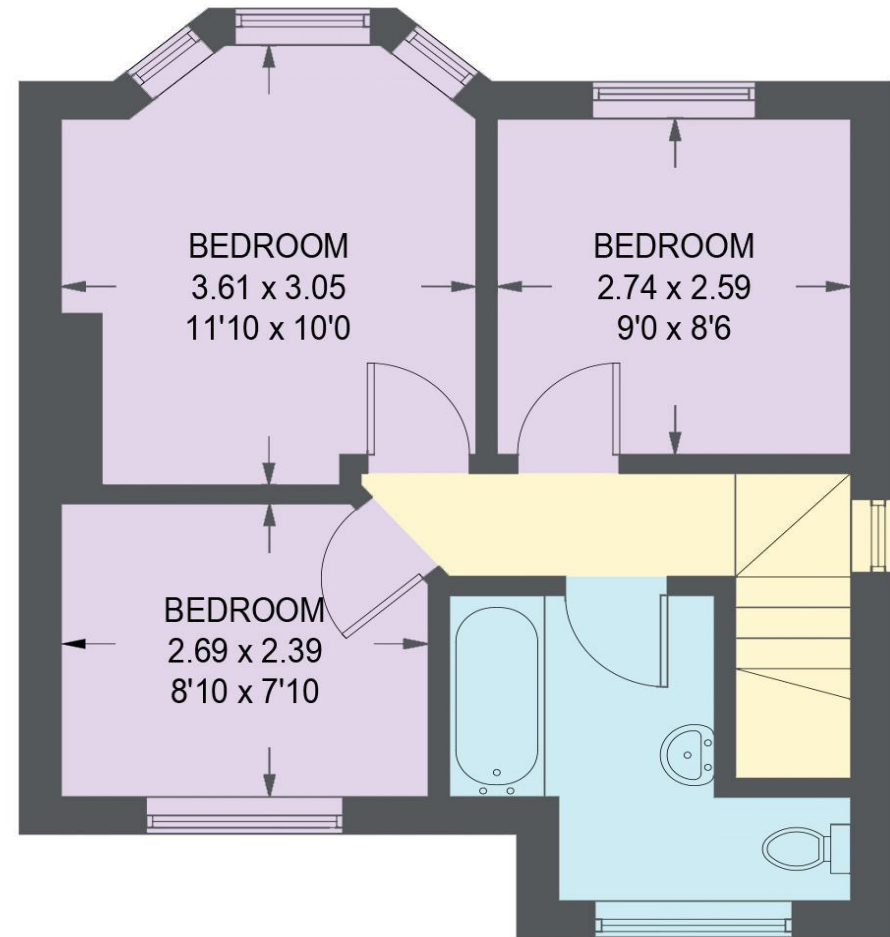


# 98 THORNBRIDGE DRIVE

APPROXIMATE GROSS INTERNAL AREA = 70.5 SQ M / 759 SQ FT



**GROUND FLOOR**  
**35.4 SQ M / 381 SQ FT**



**FIRST FLOOR**  
**35.1 SQ M / 378 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale.



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