







59 Fraser Road

Woodseats • Sheffield • S8 0JH

Guide Price £300,000 - £325,000

A deceptively spacious, beautifully presented, larger than average brick built terraced family home in Woodseats, S8. Light and airy accommodation over 3 floors, comprising of 4 double bedrooms, 2 generous reception rooms and modern kitchen leading out onto the enclosed rear garden. Benefits from period features with stylish décor, gas central heating and a sought-after location. A side entrance lobby leads through to a homely living room designed with contrasting bold modern tones, ornate feature fireplace, shelving within the alcoves and finished with a varnished wooden floor. Overlooking the rear garden is a spacious open plan design dining kitchen providing cellar access and offering a pleasant garden outlook. The kitchen is fitted with a range of gloss units, contrasting worktops and matching tiled splashbacks. Integrated appliances include oven, gas hob, fridge and freezer. Alternative rear door access through the garden. The first-floor features 2 double bedroom occupying additional space over the passageway. The larger sized bedroom is complemented by period fireplace and walk in closet. The family bathroom features a contemporary 3 piece white suite, overhead rainfall shower and partially tiled walls with contrasting tiled floor. Stairs from the first-floor landing leading to the second floor creating a further 2 double bedrooms equipped with front Velux and rear dormer window. A shared passageway leads to a fully enclosed, private south facing rear garden, providing the perfect outdoor space to unwind and enjoy. A low maintenance courtyard with steps rising to an attractive stone patio adjoining raised sleepers and wood chip area filled with attractive planting and established shrubs. Fraser Road enjoys excellent facilities including pubs, bars, restaurants, shops, schools, Graves Park and excellent access to Sheffield, Chesterfield and the motorway network.





- Larger Sized Terraced Family Home
- 4 Double Bedrooms
- 2 Reception Rooms with Feature Fireplaces
- Period Features & Modern Decor
- Light & Airy Accommodation
- Arranged Over 3 Levels Plus Cellar
- Popular Road in Woodseats
- Attractive South Facing Enclosed Rear Garden
- Leasehold TBC
- Council Tax Band A, EPC Rating E

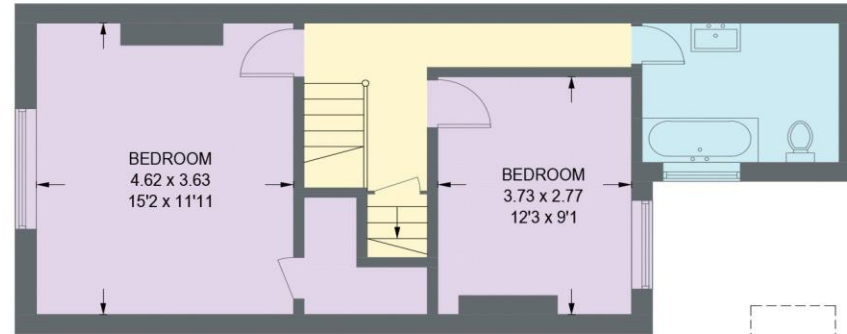


59 FRASER ROAD

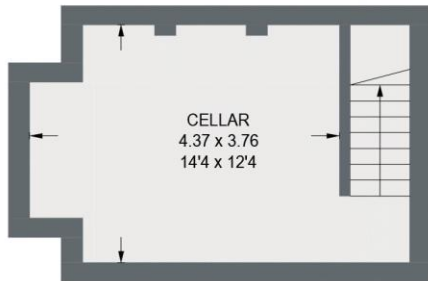
APPROXIMATE GROSS INTERNAL AREA = 117.9 SQ M / 1269 SQ FT (EXCLUDING EXTERNAL STORE)

CELLAR = 19.0 SQ M / 204 SQ FT

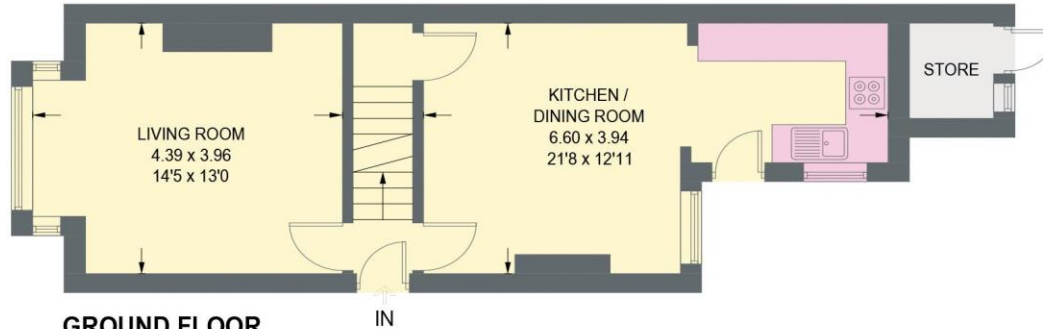
TOTAL = 136.9 SQ M / 1473 SQ FT



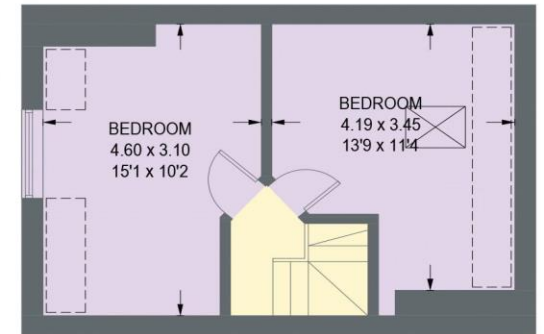
FIRST FLOOR
45.4 SQ M / 489 SQ FT



CELLAR
19.0 SQ M / 204 SQ FT



GROUND FLOOR
41.7 SQ M / 449 SQ FT



SECOND FLOOR
30.8 SQ M / 331 SQ FT

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



haus

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