





# welcome to

# **Brushfield Grove, Frecheville SHEFFIELD**

This lovely two bedroom mid terrace property would ideally suit first time buyers looking to get onto the property ladder and is well placed for all the local amenities and public transport links which Frecheville has to offer. Call today to arrange your viewing.

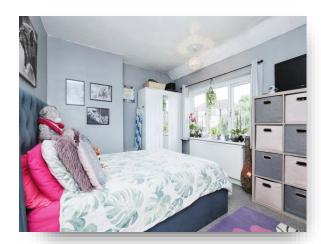












### Hall

Entrance door, radiator and laminate flooring.

### Lounge

12' 3" x 11' 7" ( 3.73m x 3.53m )

Front facing double glazed window, radiator and laminate flooring.

### **Dining Room**

12' 4" x 8' 8" ( 3.76m x 2.64m )

Having a radiator and an opening to the kitchen.

### Kitchen

8' 4" x 7' 7" ( 2.54m x 2.31m )

Having a range of wall and base units, inset sink with rolled edge work surfaces, gas hob with extractor above and electric oven. Integrated dish washer, space and plumbing for washing machine. Rear facing double glazed window and spot lights.

### Inner Hall

A door leads to the garden.

#### Wc

Having a wc, wash hand basin and radiator. Rear facing double glazed window.

### Landing

Loft access can be obtained.

#### **Bedroom One**

12' 7" x 10' 4" ( 3.84m x 3.15m )

Two front facing double glazed windows, radiator and store cupboard.

### **Bedroom Two**

10' 1" x 9' 5" ( 3.07m x 2.87m )

Rear facing double glazed window and radiator.

#### **Bathroom**

A suite comprising bath with shower above, wc and wash hand basin. Tiling to the walls, heated towel rail and rear facing double glazed window.

#### Garden

To the rear of the property is a lawned garden and lovely decked seating area.

### Driveway

There is a driveway to the front of the property.





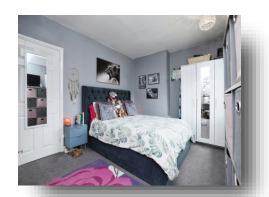
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# **Brushfield Grove, Frecheville SHEFFIELD**

- Cul de sac position
- Two bedrooms
- Lovely dining kitchen
- Ideal for first time buyers
- Sought after area, good amenities

Tenure: Freehold EPC Rating: C

£160,000







**Coogle** Map data @2024 Google

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK113431



Property Ref: CPK113431 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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