

Smalldale Road, Frecheville Sheffield S12 4YE

welcome to

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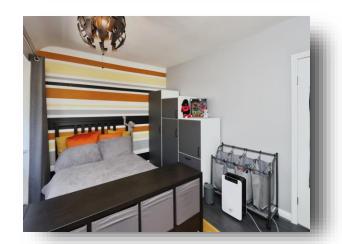
Ideal for first time buyers, this two bedroom semi detached home in Frecheville features a spacious lounge, modern kitchen with garden access, two bedrooms and bathroom, enclosed rear garden with shed and outhouse, driveway parking, and great local amenities.

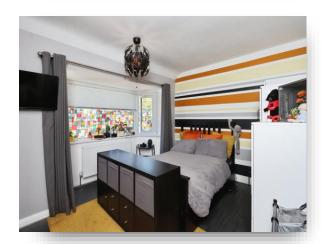












Hall

Having an entrance door, radiator and stairs leads to the first floor accommodation.

Lounge

14' 1" max into bay window x 12' 3" (4.29m max into bay window x 3.73m)

Front facing double glazed bay window and radiator.

Kitchen

15' 7" x 8' (4.75m x 2.44m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Space and plumbing for washing machine and cooker. Side and rear facing double glazed windows, radiator and a door leads to the garden.

Landing Bedroom One

15' 4" max into b ay window x 10' 3" (4.67m max into b ay window x 3.12m)

Front facing double glazed bay window, radiator and laminate flooring.

Bedroom Two

10' 2" x 9' 4" (3.10m x 2.84m)

Rear facing double glazed window, radiator and laminate flooring.

Bathroom

A suite comprising bath with shower above, wc and wash hand basin. Partial tiling to the walls, radiator and rear facing double glazed window.

Gardens

To the rear of the property is a garden with outhouse and shed.

Driveway

There is a driveway to the front of the property.

Agents Note

Bonfires are not permitted at this property.





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- Semi detached property
- Two bedrooms
- No chain
- Good access to local amenities
- Ideal for first time buyers

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114330



Property Ref: CPK114330 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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)

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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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