



Longstone Crescent, Frecheville Sheffield S12 4WN

welcome to

Longstone Crescent, Frecheville Sheffield

GUIDE PRICE £200,000 - £210,000 Lovely three bedroom semi detached property is much sought after area, ideal for first time buyers and well placed for local amenities, shops and schools. Early viewings recommended!



Hall

Having an entrance door, radiator and stairs leads to the first floor accommodation. Front facing double glazed window.

Lounge

19' 8" max inc bay x 11' 6" (5.99m max inc bay x 3.51m)
Having front and rear facing double glazed windows and radiator.

Kitchen

11' 3" x 7' 5" (3.43m x 2.26m)
Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob and electric oven, integrated fridge and freezer. Rear facing double glazed window, radiator and a courtesy door leads to the garage.

Landing

Side facing double glazed window and loft access can be obtained.

Bedroom One

12' inc. bay window x 10' 1" (3.66m inc. bay window x 3.07m)
Rear facing double glazed bay window and radiator.

Bedroom Two

9' 1" x 8' 6" (2.77m x 2.59m)
Rear facing double glazed window and radiator.

Bedroom Three

9' x 7' 8" (2.74m x 2.34m)
Front facing double glazed window and radiator.

Bathroom

A suite comprising bath with shower above, concealed wc and vanity sink unit. Tiling to the walls and floor. Heated towel rail and double glazed window.

Gardens

To the rear of the property is an enclosed lawned garden and further garden to the front.

Drive & Garage

A drive leads to the garage which provides power and light. There is plumbing for a washing machine and dryer and a door leading to the rear garden.

Agents Note

We have been presented with planning permission granted by Sheffield City Council under reference 25/01224/FUL (Formerly PP- 13962487) for demolition of garage, erection of two-storey side and single-storey front extension to dwelling house. This was granted in September of 2025 . We ask that buyers review the permissions and satisfy themselves in this regard.



view this property online williamhbrown.co.uk/Property/CPK114790



welcome to

Longstone Crescent, Frecheville Sheffield

- Semi detached property
- Three bedrooms
- Drive & garage
- Sought after area
- Ideal for first time buyers

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114790



Property Ref:
CPK114790 - 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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk