

**Smalldale Road, Frecheville Sheffield S12 4YE** 

# welcome to

# **Smalldale Road, Frecheville Sheffield**

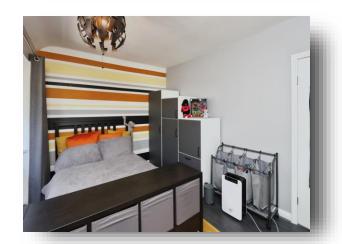
Ideal for first time buyers, this two bedroom semi detached home in Frecheville features a spacious lounge, modern kitchen with garden access, two bedrooms and bathroom, enclosed rear garden with shed and outhouse, driveway parking, and great local amenities.

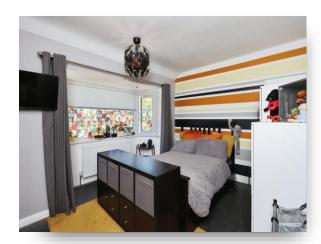












#### Hall

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.





## welcome to

## Smalldale Road, Frecheville Sheffield

- 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

£160,000









Please note the marker reflects the postcode not the actual property

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



Property Ref: CPK114330 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 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 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.



crystalpeaks@williamhbrown.co.uk



william h brown

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



williamhbrown.co.uk

0114 247 1421

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.