



## Fraser Crescent, Sheffield S8 0JD

**£725 Per Calendar Month**

**\*\* 12 month minimum tenancy \*\***

SK Estate agents are pleased to offer to the market this unfurnished 3 bedroom end of terrace family home. Situated in the highly desirable location of Woodseats, the property is conveniently placed within walking distance of excellent local amenities including Graves Park. Benefiting from gas central heating and UPVC double glazing throughout. In brief the property comprises: Entrance porch, entrance hallway, open plan lounge/diner, modern fitted kitchen, practical utility room, three good sized bedrooms and family bathroom. Outside the property benefits from a pleasant enclosed rear garden. Within catchment for highly regarded primary and secondary schools, an early viewing is advised to avoid disappointment. No pets, no sharers, no students.



### Porch

3'3" x 8'2" (1.00m x 2.50m)

Entrance through front facing UPVC door into porch. Having tiled flooring with further UPVC doors leading to the utility room and hallway.

### Hallway

5'2" x 3'3" (1.60m x 1.00m)

Having laminate flooring, gas central heating radiator and carpeted stairs rising to first floor.

### Lounge/Diner

21'7" x 14'1" (6.60m x 4.30m)

A bright and well presented room which has been tastefully decorated with complementary laminate flooring and modern electric fireplace. The good sized lounge/diner has a large side facing UPVC double glazed bay window and rear and front facing UPVC double glazed windows.

### Kitchen

10'2" x 10'9" (3.10m x 3.30m)

Newly fitted modern kitchen having a range of white high gloss wall and base units with contrasting marble effect work surfaces incorporating rounded stainless steel sink with mixer tap and drainer, mirrored 4 ring gas hob with oven below and tiled splash back and extractor above. The kitchen also benefits from rear facing UPVC double glazed window, cushioned flooring, gas central heating radiator, spot lighting and a storage cupboard housing a combination boiler.

### Utility Room

5'4" x 10'9" (1.65m x 3.30m)

Practical utility room benefiting from laminate flooring, tiled walls, large under stairs storage and a white high gloss base unit with marble effect counter top.

### Landing

3'7" x 11'9" (1.10 x 3.60m)

Having carpeted flooring and access to the loft via ceiling hatch.

### Master Bedroom

12'5" x 11'1" (3.80m x 3.40m)

Good sized double bedroom made bright with front facing UPVC double glazed window. Having carpeted flooring and gas central heating radiator.

### Bedroom Two

11'9" x 10'5" (3.60m x 3.20m)

Enjoying views over the garden through rear facing UPVC double glazed window, carpeted flooring and gas central heating radiator.

### Bedroom Three

11'1" x 7'2" (3.40m x 2.20m)

Having front facing UPVC double glazed window, carpeted flooring and gas central heating radiator.

### Bathroom

7'10" x 6'10" (2.40m x 2.10m)

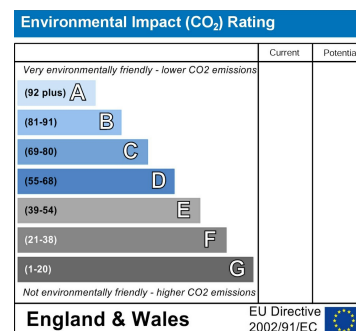
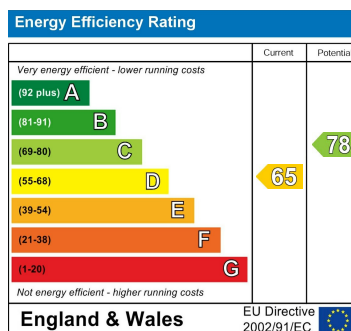
Bright and airy bathroom with obscured rear facing UPVC double glazed window. Having wood effect cushioned flooring, tiled splash backs, white ceramic pedestal wash basin, matching low flush WC, paneled bath with shower over and heated towel rail.

### Loft

Presently used as a work room, boarded and providing useful storage space.

### Garden

Private, enclosed rear garden having gravelled paths and a useful outbuilding benefiting from power, water and lighting.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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