

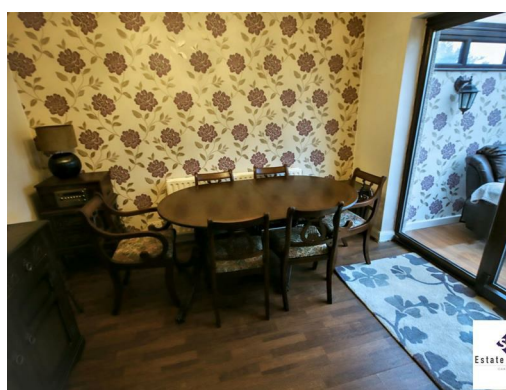


**Fraser Road, Sheffield S8 0JL**

**Asking Price £220,000**

SK Estate Agents are pleased to welcome to the market this well proportioned 3 bedroomed semi-detached property situated in a highly sought after residential area. The accommodation briefly comprises: Entrance porch, entrance hallway, lounge, dining kitchen, conservatory, cellar, 3 bedrooms, family bathroom and large enclosed rear garden. The property benefits from gas central heating and UPVC double glazing throughout and sits close to excellent local amenities and within catchment for regarded junior and secondary schools. Early viewings are advised to appreciate the accommodation on offer.

Tenure: Leasehold





### Entrance Porch

Entrance through part glazed UPVC double glazed door into entrance porch. Having UPVC double glazed windows and cushioned flooring.

### Entrance Hallway

Having carpeted flooring, gas central heating radiator and access to cellar.

### Lounge

10'2" x 11'11" (3.11m x 3.64m )

Front facing and having carpeted flooring, UPVC double glazed bay window and gas central heating radiator.

### Dining Kitchen

15'6" x 10'7" (4.73m x 3.23m)

Good sized dining kitchen fitted with a range of wall and base units with contrasting work surface incorporating one and a half bowl sink with drainer. Having gas central heating radiator, laminate flooring and access to conservatory via sliding UPVC double glazed door.

### Conservatory

11'3" x 7'7" (3.43m x 2.32m)

Having laminate flooring, gas central heating radiator and UPVC French doors opening onto the rear garden.

### Landing

Having carpeted flooring, side facing UPVC double glazed window and providing access to first floor accommodation.

### Bedroom One

7'11" x 12'0" (2.43m x 3.67m )

Good sized double bedroom having front facing UPVC double glazed bay window, carpeted flooring and gas central heating radiator. Also benefiting from fitted wardrobe storage.

### Bedroom Two

8'6" x 10'6" (2.60m x 3.21m )

Rear facing double bedroom having UPVC double glazed window, carpeted flooring and gas central heating radiator.

### Bedroom Three

5'8" x 6'4" (1.73m x 1.94m )

Front facing and having gas central heating radiator and UPVC double glazed window.

### Bathroom

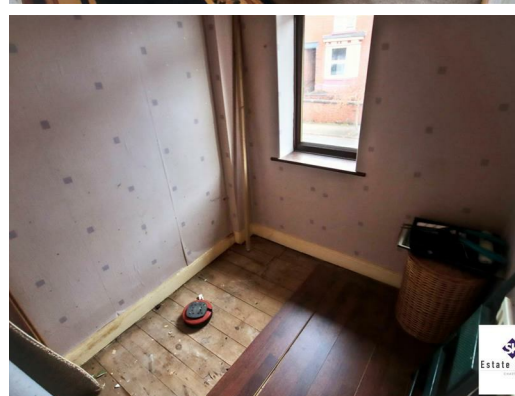
6'6" x 7'3" (1.99m x 2.23m )

Fitted with suite comprising: bath with shower off taps, pedestal wash hand basin and WC. Having cushioned flooring, gas central heating radiator and rear facing UPVC double glazed obscured glass window.

### Outside

Having gated block paved area to the front.

The enclosed rear garden is mainly laid to lawn with decked seating area and hedged borders.



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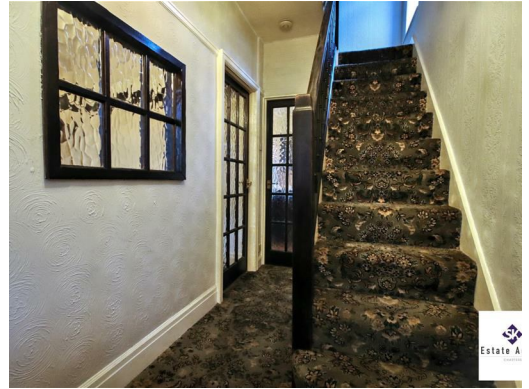
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Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567



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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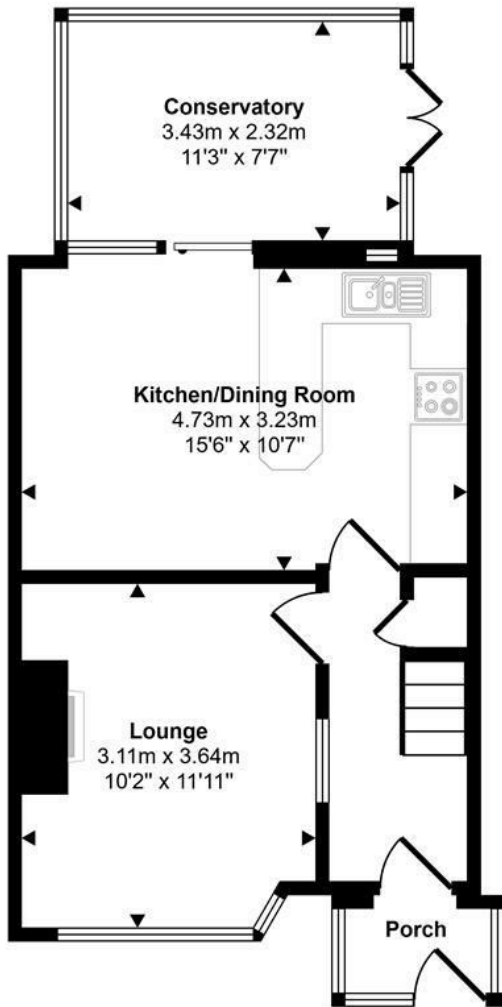


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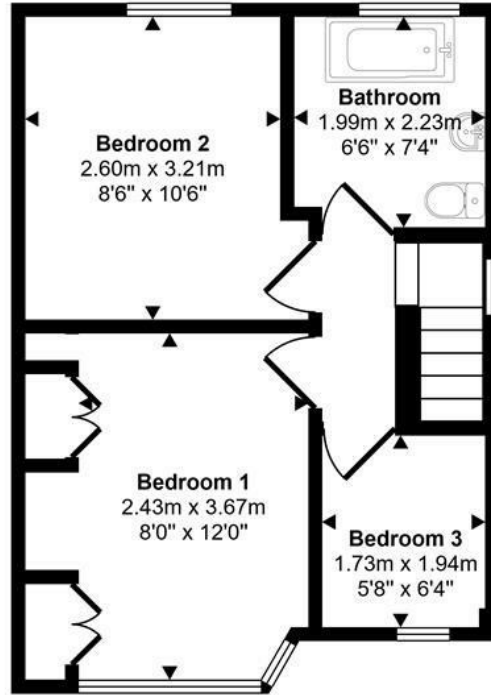
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Approx Gross Internal Area  
75 sq m / 811 sq ft



**Ground Floor**  
Approx 43 sq m / 462 sq ft



**First Floor**  
Approx 32 sq m / 349 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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