



## Fraser Crescent, Sheffield S8 0JF

**Guide Price £180,000**

**\*\*GUIDE PRICE £180,000 - £200,000\*\***

Walk Through Tour

SK Estate Agents are delighted to offer to the market for SALE and with NO ONWARD CHAIN this well proportioned mid-terrace property which is in need of a scheme of modernisation. Situated within the highly regarded area of Woodseats, the property is located just a stone's throw from a host of local shops on Chesterfield Road and Abbey Lane, Graves Park, and supermarkets just a short distance away. The accommodation enjoys well-proportioned rooms and is ideally suited to first-time buyers or investors. In brief the property comprises: entrance, lounge, kitchen, utility room, first floor landing, three bedrooms, shower room and a large rear garden. A viewing is highly advised.

Tenure: Freehold





## Entrance

Entry via front facing composite door into the hallway, with stairs leading to the first floor and wooden and glazed door to the lounge.

## Lounge

12'1" x 14'7" (3.69m x 4.47m)

Spacious lounge with large rear facing UPVC double glazed window providing views over the garden. Having feature fireplace and exposed floorboards.

## Kitchen

10'0" x 10'7" (3.07m x 3.23m)

Fitted with a range of white wall and base units with complementary worktops, incorporating sink with chrome mixer tap. Having tiled splashbacks, pantry store, rear-facing UPVC double glazed window, and timber door leading to the rear garden. Finished with cushioned flooring.

## Utility Room

8'4" x 6'6" (2.56m x 2.00m)

With front-facing composite door, space and plumbing for washing machine and tumble dryer, having cushioned flooring and useful under stairs storage cupboard providing additional storage.

## First Floor Landing

Front-facing UPVC double glazed window and under stairs storage cupboard housing immersion heater.

## Shower Room

5'4" x 6'2" (1.64m x 1.88m)

Fitted with corner shower with glass screen and electric shower over, wash hand basin, and WC. The shower room benefits from vinyl flooring, tiled splashbacks, and front-facing obscure glass UPVC double glazed window.

## Bedroom One

8'10" x 14'9" (2.71m x 4.50m)

Principal bedroom with rear-facing UPVC double glazed window, exposed floorboards and large over stairs storage cupboard.

## Bedroom Two

6'10" x 7'10" (2.09m x 2.40m)

A further double bedroom with rear-facing UPVC double glazed window providing views over the garden and having exposed floorboards.

## Bedroom Three

5'10" x 11'1" (1.79m x 3.39m)

Rear-facing bedroom with UPVC double glazed window and exposed floorboards.

## Outside

To the front of the property lies steps up to the low maintenance entrance.

To the rear of the property lies a generous lawned garden enclosed by fencing, with patio seating area.



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**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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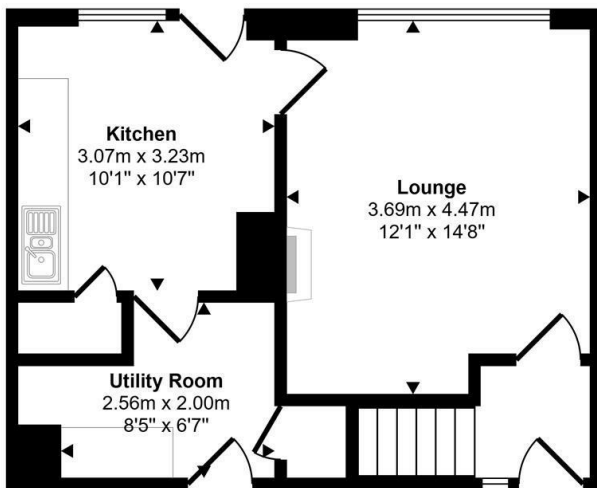


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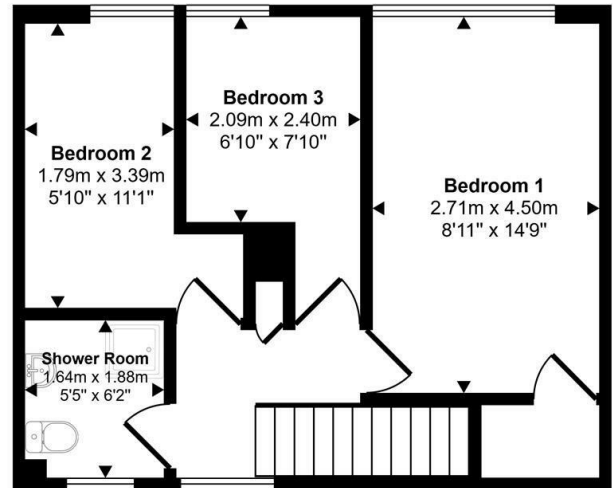
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Approx Gross Internal Area  
76 sq m / 818 sq ft



Ground Floor  
Approx 38 sq m / 410 sq ft



First Floor  
Approx 38 sq m / 408 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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