



Fraser Road, Sheffield S8 0JN

Guide Price £250,000

****Guide Price £250,000 - £275,000****

SK Estate Agents are delighted to welcome to the market for **SALE** with **NO ONWARD CHAIN**, this well proportioned, 3 bedroomed semi-detached property situated in a highly sought after residential area. The accommodation, which is set over three floors, briefly comprises: porch, entrance hallway, large open plan kitchen/diner, lounge, 2 occasional rooms, 3 bedrooms, family bathroom and a well presented enclosed rear garden. The property benefits from gas central heating 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



Porch

Having tiled flooring, multi aspect UPVC double glazed windows and door to entrance hallway.

Entrance Hall

Entrance through front facing timber glazed door into entrance hallway having gas central heating radiator, newly laid carpeted flooring and carpeted stairs rising to first floor.



Kitchen/Diner

15'3" x 10'5" (4.67m x 3.19m)

Well presented open plan kitchen/dining space benefiting from a good range of wall and base units having contrasting granite effect counter tops, wooden effect laminate flooring, sink and drainer with mixer tap, freestanding oven, and space for under counter fridge. The rear facing UPVC double glazed bay window provides fantastic views towards the City and there is a side facing UPVC door.

The dining area enjoys a large rear facing UPVC window, feature lighting to either side of the chimney breast and gas central heating radiator.



Lounge

9'11" x 12'2" (3.04m x 3.73m)

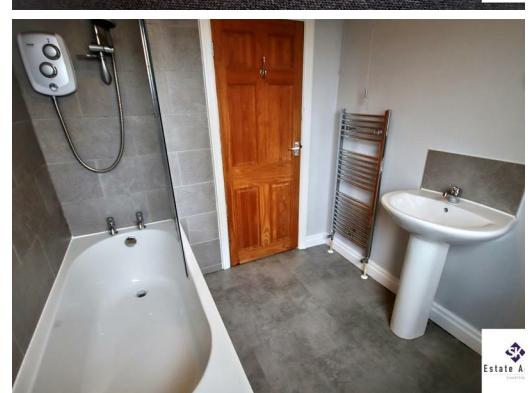
Wonderfully appointed living room made bright by way of a front facing UPVC double glazed bay window. Having newly laid carpeted flooring, gas central heating radiator, and focal electric fireplace with marble hearth and wooden mantle.



Occasional Utility Room

15'1" x 9'9" (4.60m x 2.98m)

Benefitting from plentiful storage. Having granite effect countertop, space and plumbing for washer and dryer, rear facing UPVC door opening to the garden, wooden effect cushioned flooring, Vaillant combination boiler and ceramic pedestal sink.



Occasional Room

12'9" x 12'1" (3.91m x 3.69m)

Having carpeted flooring, central heating radiator and door leading to the utility room.



First Floor Landing

Having carpeted flooring and side facing UPVC double glazed window.

Bedroom One

9'6" x 13'1" (2.92m x 3.99m)

Large principal bedroom made bright by the front facing UPVC double glazed bay window. Having carpeted flooring and gas central heating radiator.



Bedroom Two

8'6" x 10'6" (2.61m x 3.22m)

A further double bedroom having carpeted flooring, rear facing UPVC double glazed window overlooking the gardens, and gas central heating radiator.



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Bedroom Three

5'9" x 7'6" (1.77m x 2.31m)

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



Bathroom

6'9" x 7'1" (2.07m x 2.18m)

Well presented bathroom having obscured rear facing obscured UPVC double glazed window, bath with electric shower over, ceramic pedestal sink, low flush WC and heated towel rail.

Outside

The property has a beautifully presented rear garden mostly laid to lawn and bordered with a mature trees, hedges and a paved patio area.

There is a pathway leading to an outside storage shed at the bottom of the garden.

To front lies a concrete driveway providing off road parking and border planter set with colourful shrubbery.



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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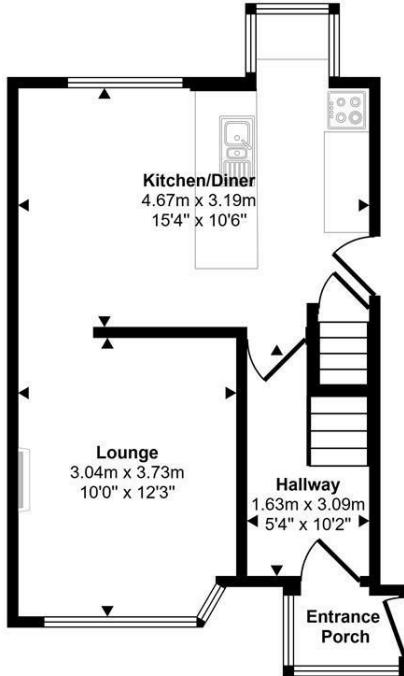
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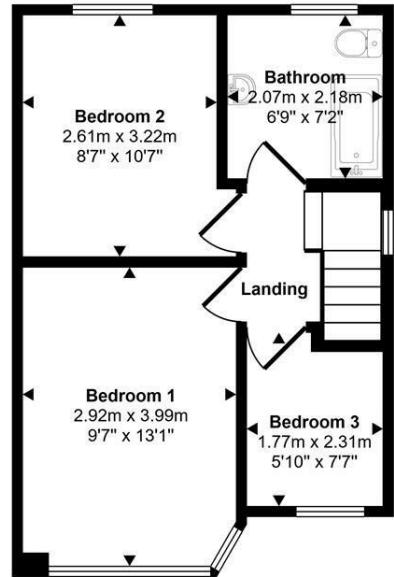
Approx Gross Internal Area
99 sq m / 1063 sq ft



Basement
Approx 30 sq m / 326 sq ft

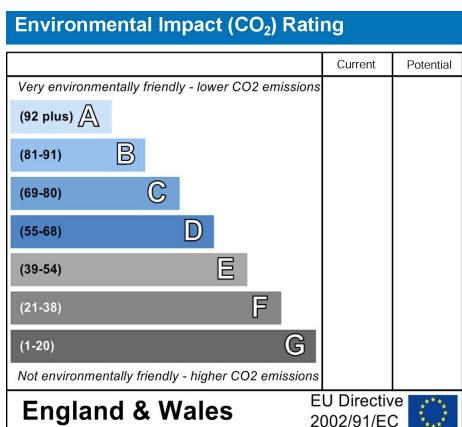
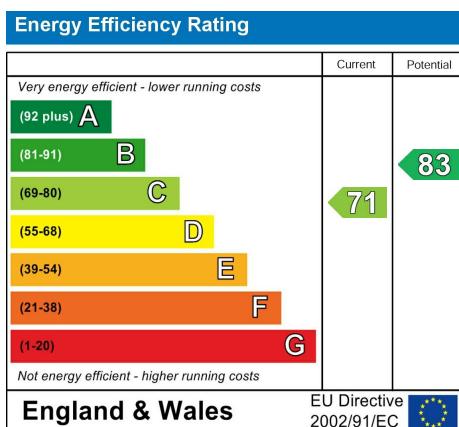


Ground Floor
Approx 35 sq m / 373 sq ft



First Floor
Approx 34 sq m / 365 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.



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