







## 90 Churchdale Road

Frecheville • Sheffield • S12 4XU

Guide Price £170,000 - £180,000

Offering fabulous potential is a 3-bedroom semi detached property offering a generous driveway, garage and southwest facing low maintenance rear garden. Benefits from double glazing and combination gas central heating. The ground floor comprises of 2 versatile reception rooms, a cosy bay fronted lounge presented in bold modern tones and a bright and airy dining/family room overlooking the rear garden. The kitchen is fitted with a range of units providing space with plumbing for freestanding appliances and rear door access. The first floor comprises of 3 good sized bedrooms with the master incorporating built in wardrobes and far-reaching views. The bathroom is equipped with 3-piece suite, corner bath and separate shower cubicle. Externally is a generous driveway offering off street parking and shared driveway leading to a garage. The garden is southwest facing, low maintenance and arranged over 2 tiers complemented by mature planting and pond. Churchdale Road is close to excellent amenities including pubs, shops, schools, Fox Lane Playing Fields, Crystal Peaks shopping centre and excellent access to Sheffield, Chesterfield and the motorway network.





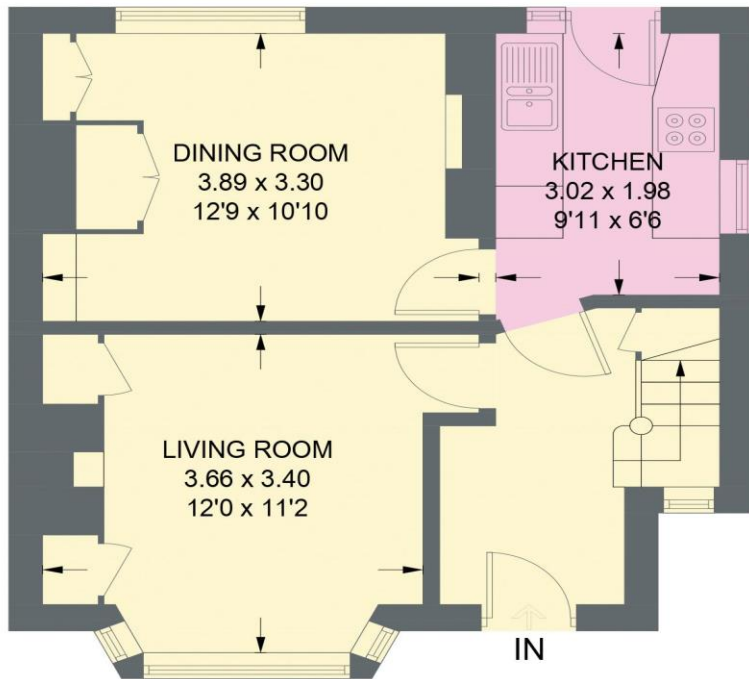
- Semi Detached Property in Frechville
- 3 Bedrooms
- In Need of Modernisation
- Spacious Bathroom with Separate Shower
- 2 Versatile Reception Rooms
- Combination Boiler & Double Glazing
- South Facing Private Rear Garden
- Driveway & Garage
- Freehold & No Chain
- Council Tax Band B, EPC Rating D

# 90 CHURCHDALE ROAD

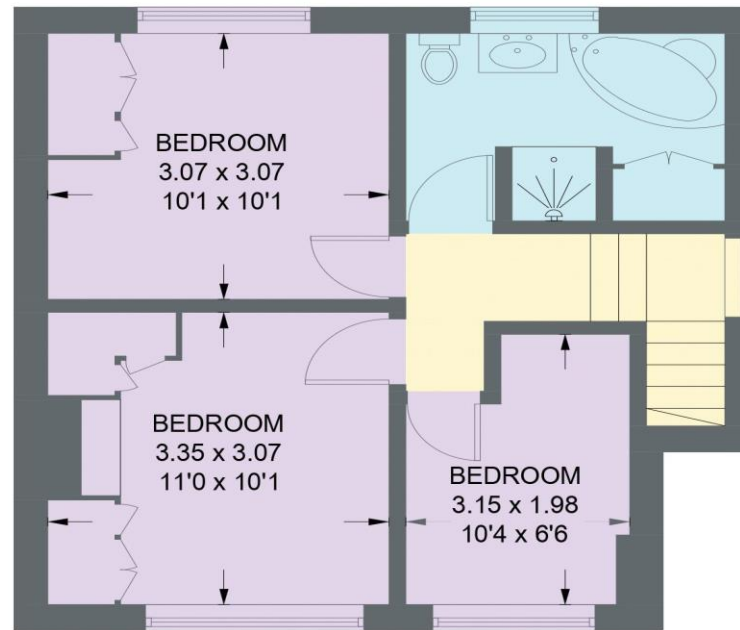
APPROXIMATE GROSS INTERNAL AREA = 77.8 SQ M / 837 SQ FT

GARAGE = 15.1 SQ M / 162 SQ FT

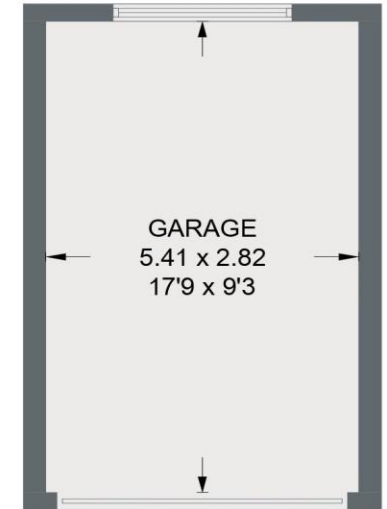
TOTAL = 92.9 SQ M / 999 SQ FT



**GROUND FLOOR**  
39.9 SQ M / 429 SQ FT



**FIRST FLOOR**  
37.9 SQ M / 408 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.