







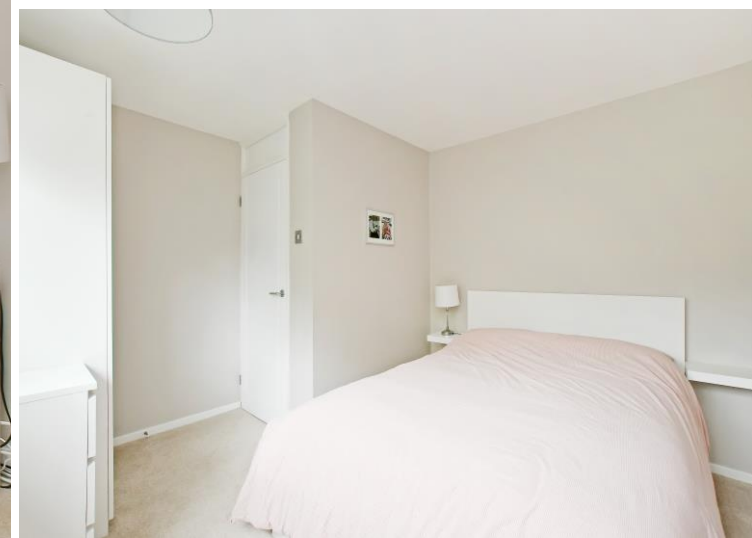
122 Fraser Crescent

Woodseats • Sheffield • S8 0JE

Guide Price £215,000 - £225,000

An attractively appointed 3 bedroom town house in Woodseats with a fabulous rear aspect. The property overlooks and adjoins Barbers Fields, has uPVC double glazing, combination boiler, built-in kitchen appliances and under house storage. The accommodation comprises: Front porch with access to the utility room, base units, space and plumbing for a washing machine, dryer, understairs storage cupboard and cupboard housing the combination boiler. Living room with a modern living flame gas fire, shelving and cupboards to either side and dining area with a lovely view. Kitchen having a range of walnut effect fronted units with contrasting worktops, hob, oven, extractor, tiled floor and rear access door. First floor landing with storage cupboards and access to the roof space. 3 bedrooms. Separate W.C and bathroom having a white suite, shower and part tiled. To the front of the property there is a pebbled garden. To the rear there is a lawn, pebbled seating area, and generous under house store. Fraser Crescent enjoys excellent facilities including pubs, bars, restaurants, shops, schools, Graves Park and excellent access to Sheffield, Chesterfield and the motorway network.





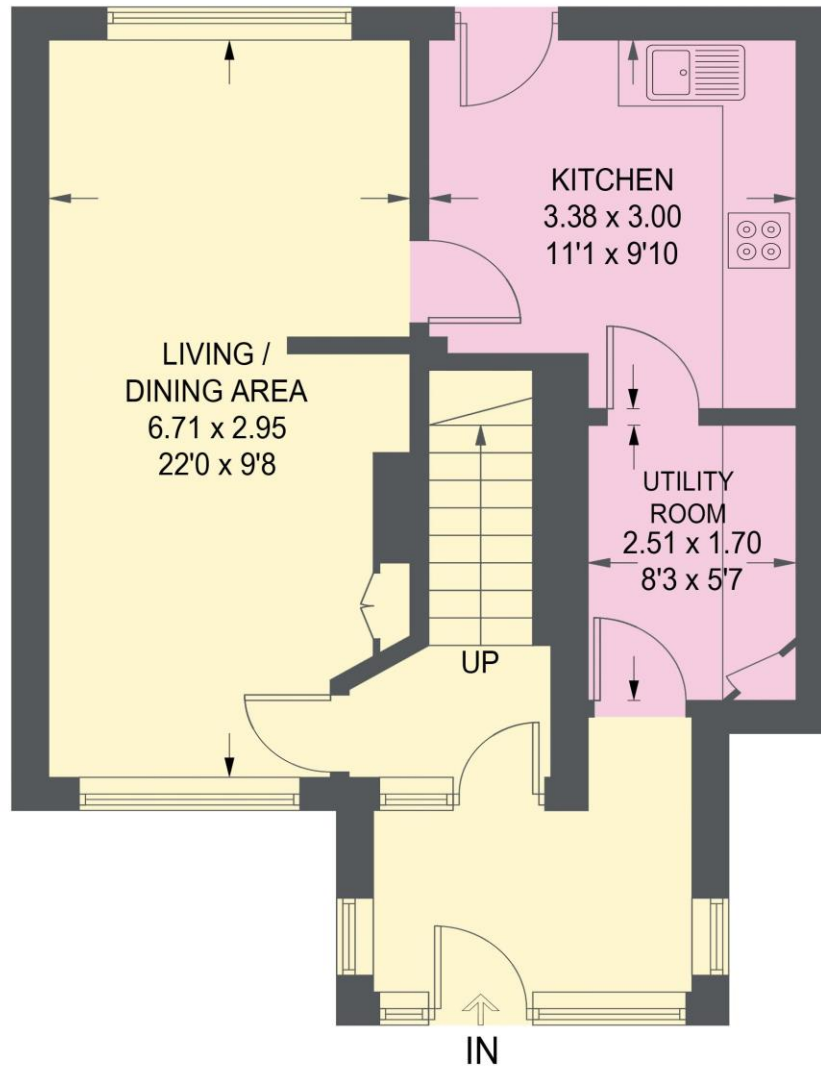
- 3 Bedroom Town House
- Fabulous Rear Aspect
- uPVC Double Glazing
- Combination Boiler
- Built-In Kitchen Appliances

- Freehold
- Generous Under House Storage
- Excellent Amenities & Transport Links
- Council Tax Band A
- EPC Rating D

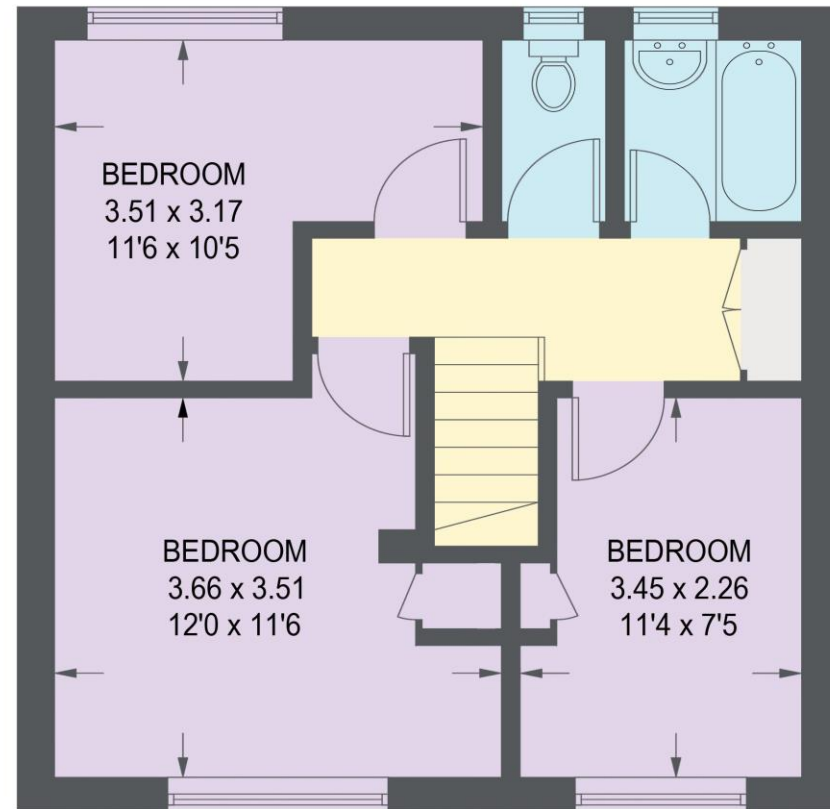


122 FRASER CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 86.5 SQ M / 931 SQ FT



GROUND FLOOR = 45.6 SQ M / 491 SQ FT



FIRST FLOOR = 40.9 SQ M / 440 SQ FT

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



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