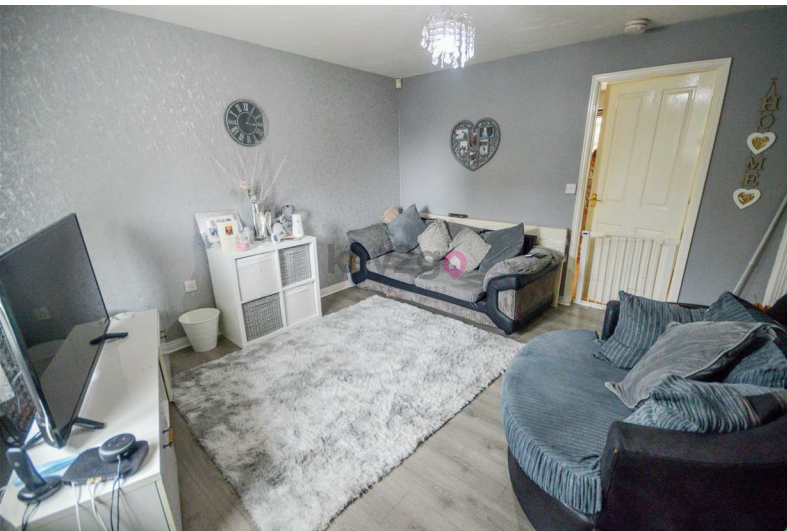




23 Fretson Road South

, Sheffield, S2 1JW

Asking Price £135,000



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SUMMARY

**** GUIDE PRICE £150,000 - £160,000**** A fantastic opportunity to purchase this well presented and boasting potential three bedroom semi-detached property situated in a sought after area. Having off road parking, enclosed rear garden and conservatory. Situated close to great local amenities and road links to the Parkway. Also close to a good choice of schools making this property ideal for first time buyers or families alike!

HALLWAY

Enter into hallway with painted walls and laminate flooring. Ceiling light, radiator and window. Stair rise to first floor landing and door to lounge.

LOUNGE

11'5" x 12'9" (3.48 x 3.90)

A good sized lounge with modern decor and feature wallpapered wall. Ceiling light, radiator and window to the front. TV point and doors to under stairs storage cupboard and kitchen.

KITCHEN

14'11" x 9'2" (4.55 x 2.80)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Sink with drainer and mixer tap. Oven and hob. Under counter space for washing machine and space for full height fridge/freezer. Ceiling light, radiator and window. Part vinyl part laminate flooring and sliding doors to conservatory.

CONSERVATORY

9'4" x 13'5" (2.85 x 4.10)

Great extra generous sized living that is currently in need of repair work but boasting masses of potential with radiator and double doors to garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, loft access and over stairs storage cupboard. Doors to three bedrooms and bathroom.

BEDROOM ONE

11'1" x 8'3" (3.40 x 2.52)

A good sized double bedroom with painted walls and carpet flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO

7'8" x 10'5" (2.35 x 3.20)

A second double bedroom with carpet flooring and feature wallpapered wall. Ceiling light, radiator and window to the rear.

BEDROOM THREE

7'2" x 6'9" (2.20 x 2.08)

A third good sized single bedroom with laminate flooring and feature wallpapered wall. Ceiling light, radiator and window to the rear.

BATHROOM

6'3" x 6'2" (1.92 x 1.88)

Comprising of bath with over head electric shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

To the front of the property is a garden with wrought iron railings and shrubs. Driveway to the side with off road parking for up to three cars and gate to rear. To the rear of the property is a lawn, shed and fencing.

PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A



Road Map



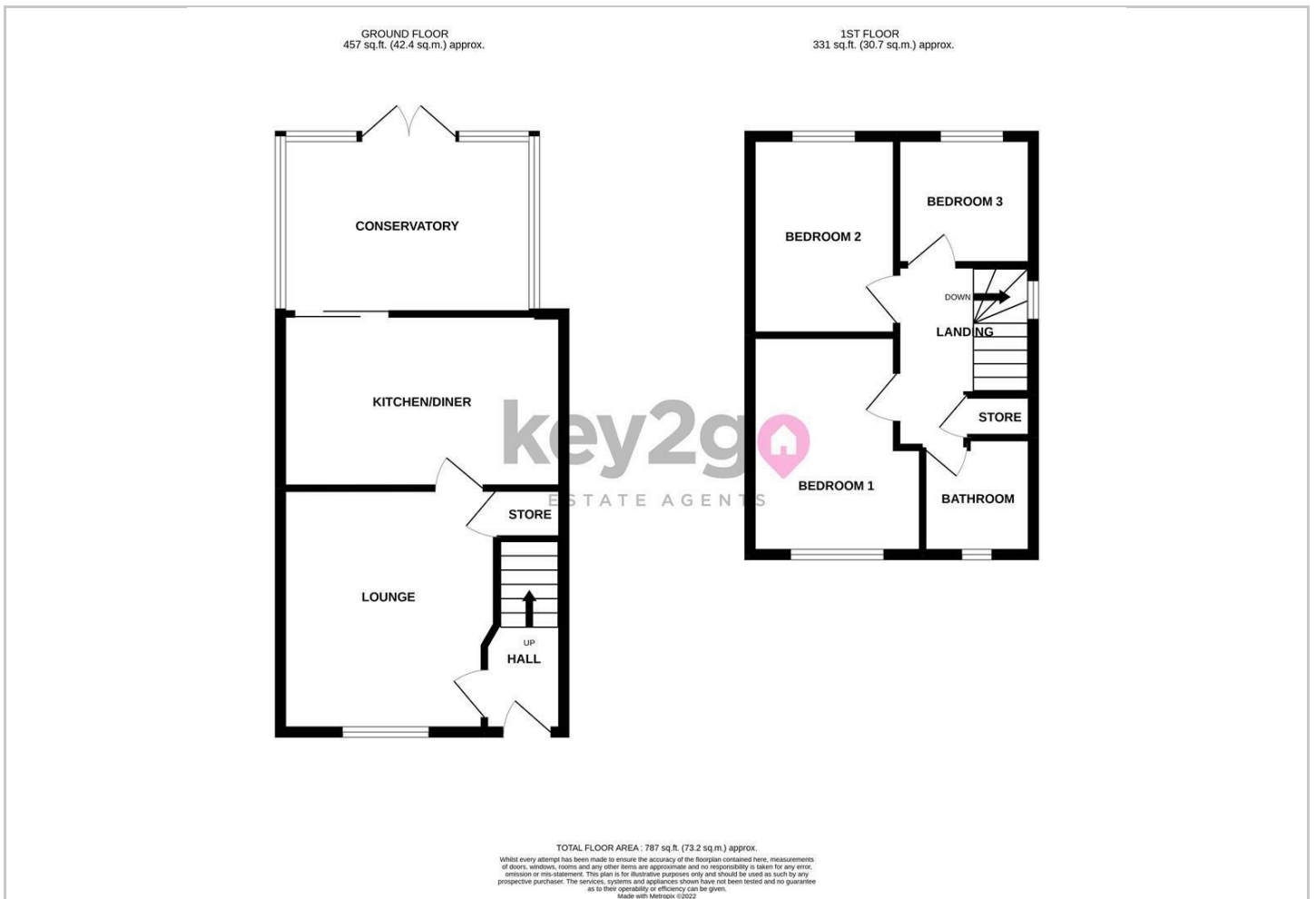
Hybrid Map



Terrain Map



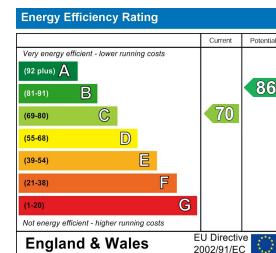
Floor Plan



Viewing

Please contact our Sales Team Office on 0114 2478819 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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