



41 Fraser Crescent, Sheffield, S8 0JF

Saxton Mee

41 Fraser Crescent

£190,000

This sensibly priced THREE BEDROOMED mid town house is perfect for a first time buyer or young family being conveniently located close to a comprehensive range of amenities at Woodseats along with the Archer Road retail park and nearby supermarkets and sports clubs.

The double glazed accommodation has gas fired central heating via a Worcester combination boiler and briefly comprises: hall, good sized living room with feature fireplace, fitted dining kitchen with pantry/store and twin French doors to the garden and patio. First floor landing off which opens three good size bedrooms and family shower room.

Low maintenance forecourt garden with the lovely rear garden being an appealing feature with patio, lawn and taking full advantage of the south westerly aspect.



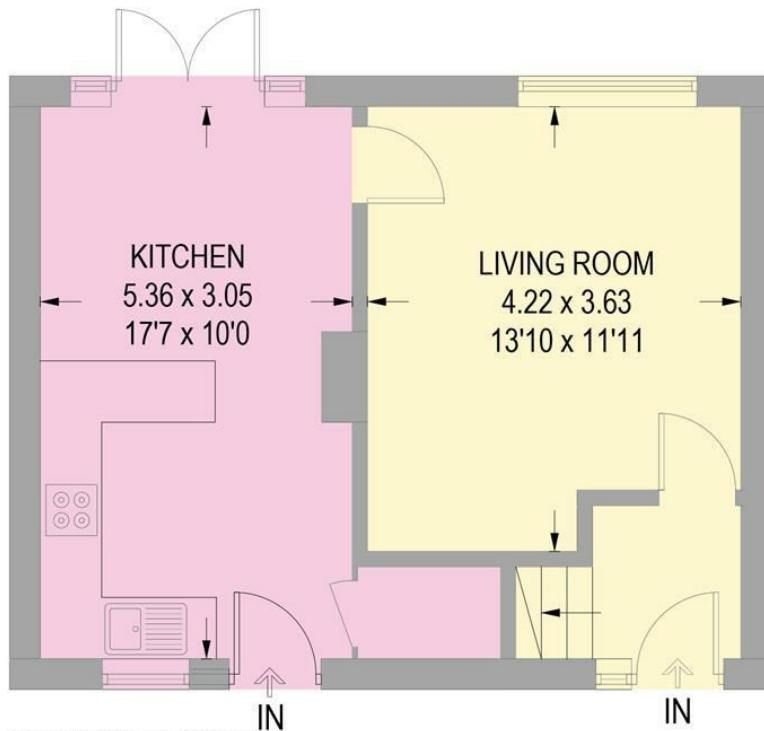
- Ideal for first time buyer/young family
- Most convenient location
- Close to superb range of amenities
- Lovely south westerly facing garden
- Nicely proportioned accommodation
- Gas central heating via a Worcester combi boiler and uPVC double glazing
- EPC: D
- Council Tax Band A
- Tenure: Freehold



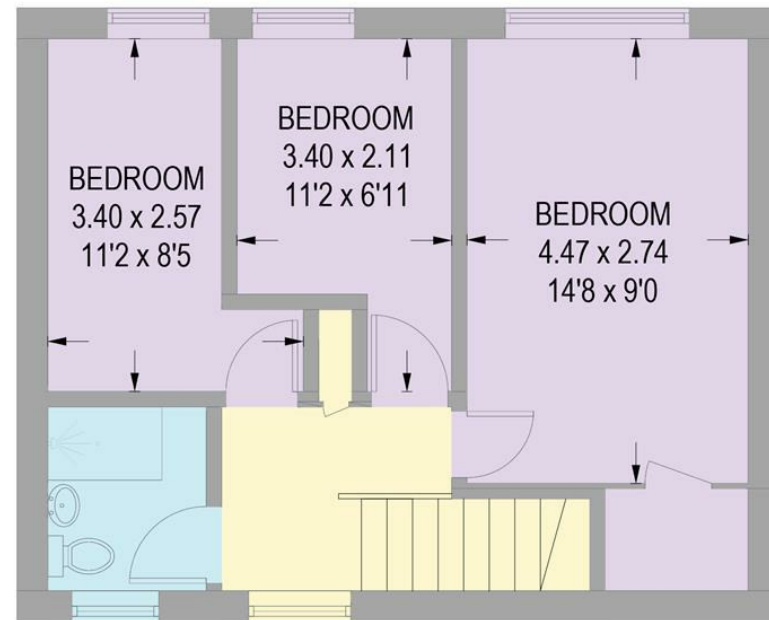


41 FRASER CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 74.5 SQ M / 803 SQ FT



GROUND FLOOR
37.5 SQ M / 404 SQ FT



FIRST FLOOR
37.0 SQ M / 399 SQ FT

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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