



WHITEHORNES

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72 Fraser Road, Woodseats

Sheffield

Offers in Region of **£270,000**

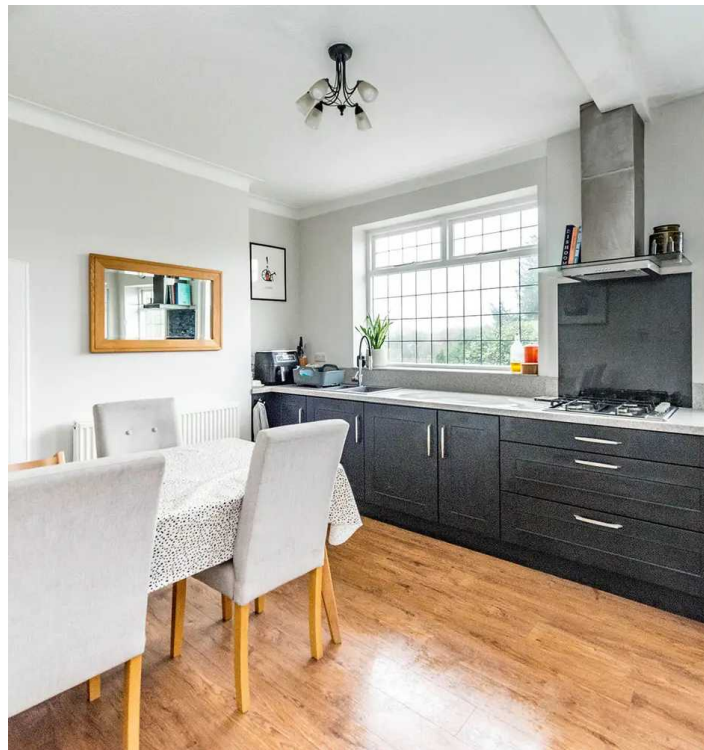
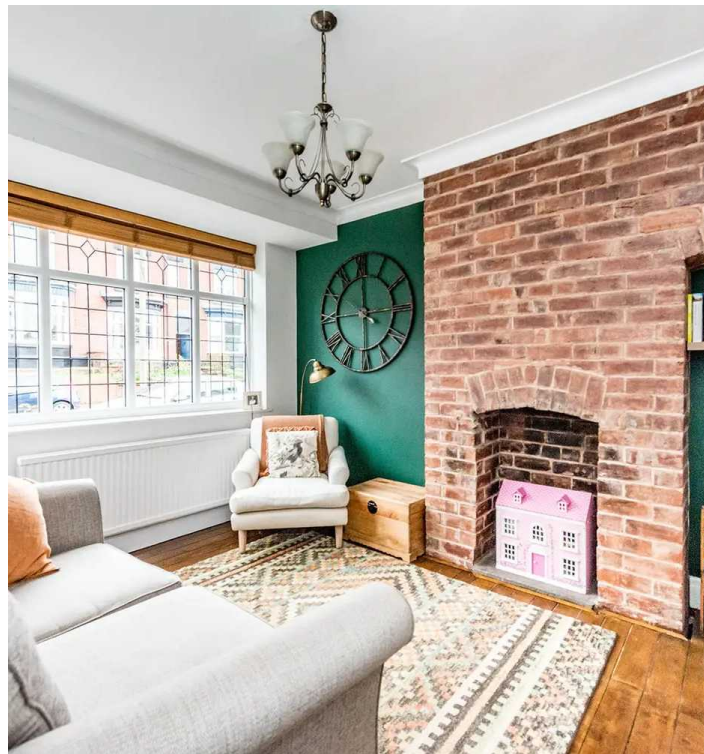
72 Fraser Road

Woodseats, Sheffield

An absolutely fabulous, immaculately presented and very well proportioned three bedroom, bay windowed semi detached home. Offering a stylish rear open plan kitchen/diner, contemporary front sitting room, off road parking and private rear garden it's easy to say that viewing is absolutely essential to fully appreciate this wonderful property. Enjoying a large as yet undeveloped lower ground floor level that is ripe to be transformed in to the existing property further potential lies to create a loft conversion if required (subject to planning). With spacious, light accommodation arranged over two floors that total an impressive 1,056 sq feet, number 72 will sure to be a hit with the growing family market. Located on this well regarded residential road in the very heart of popular Woodseats the property falls within catchment for excellent schools including Abbey Lane juniors. Council Tax band: B

Tenure: Leasehold

- LEASEHOLD PROPERTY AND COUNCIL TAX BAND B
- STUNNING THREE BEDROOMED SEMI-DETACHED PROPERTY
- CLOSE TO LOCAL AMENITIES WITHIN WOODSEATS AND MILLHOUSES
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING ABBEY LANE JUNIORS
- AMPLE OFF ROAD PARKING TO THE FRONT AND SIZEABLE REAR GARDEN
- FABULOUS REAR VIEWS OVER MILLHOUSES AND BEYOND
- HUGE OPPORTUNITY TO CONVERT THE EXISTING CELLARS AND LOFT SUBJECT TO PLANNING
- STYLISH OPEN PLAN KITCHEN DINER



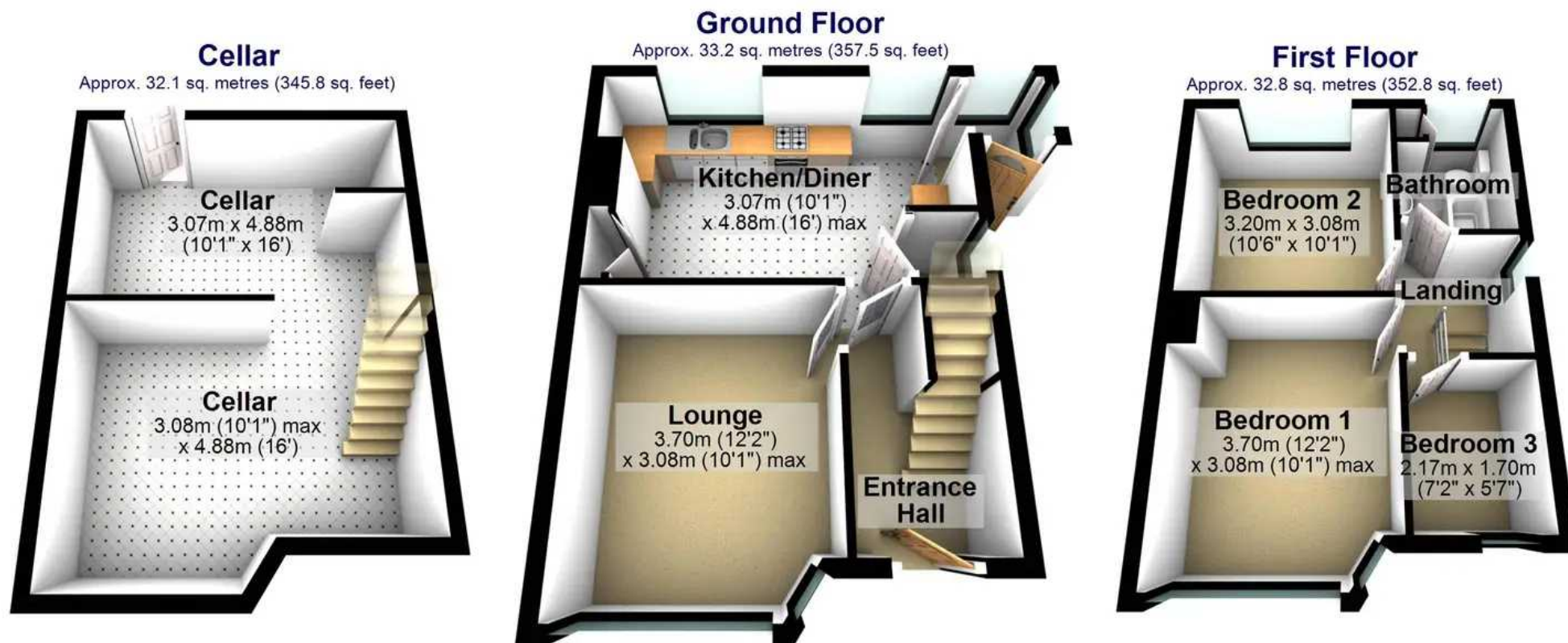




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Total area: approx. 98.1 sq. metres (1056.1 sq. feet)

All measurements are approximate
Plan produced using PlanUp.