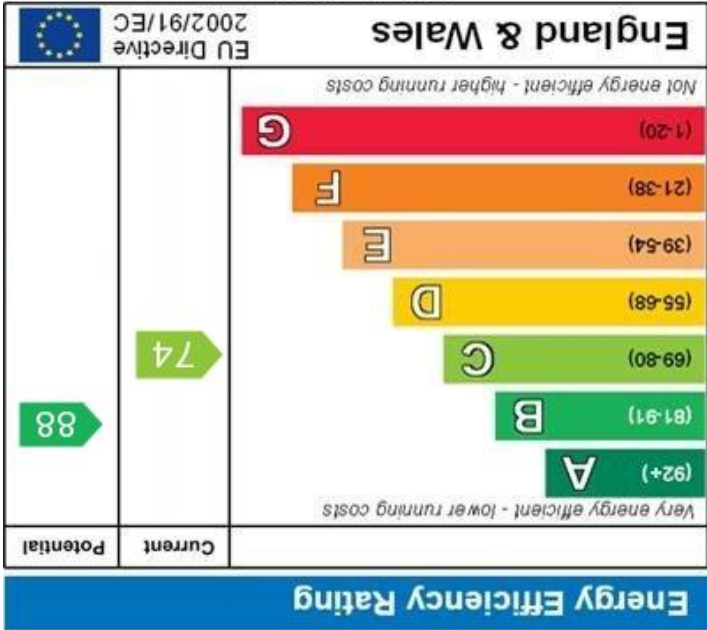


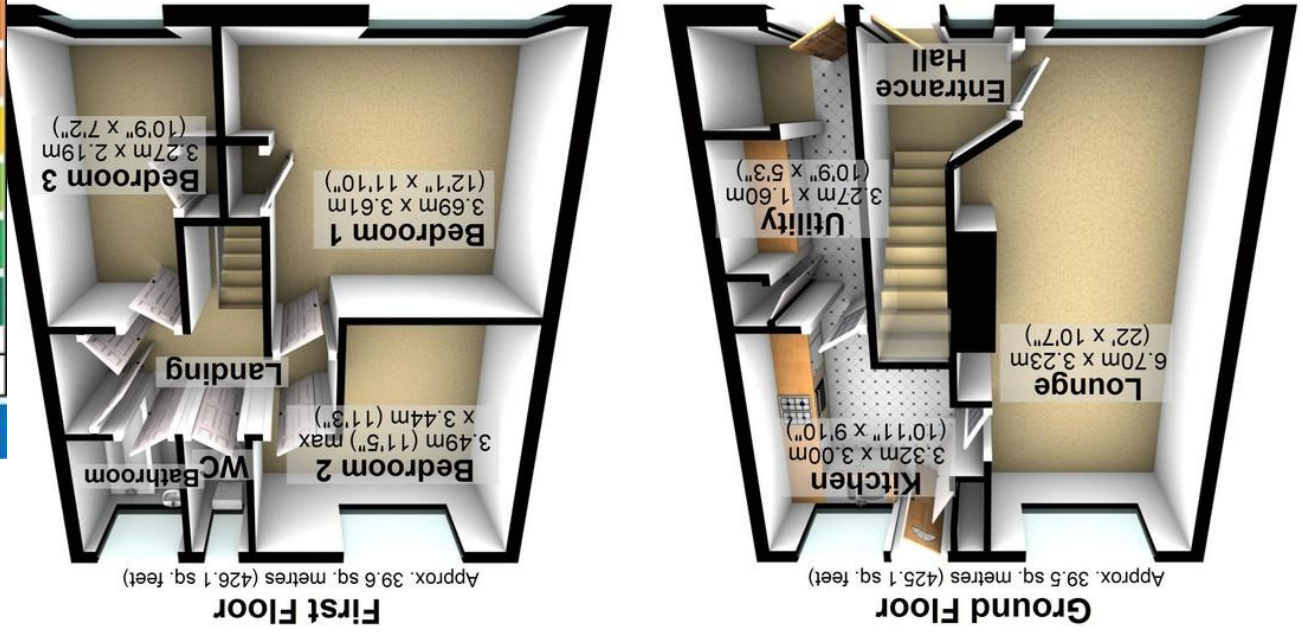
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Total area: approx. 79.1 sq. metres (851.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.







96 Fraser Crescent | Woodseats | Sheffield | S8 0JD Property Tenure: Freehold

Perfect for first time buyers and investors alike is this spacious and well presented three bed roomed mid-terraced property. Offered for sale with no onward chain and ideally positioned in the heart of Sheffield's most popular suburbs. Also benefits from having a wide range of shops, cafes and bars as well as the ever popular Graves Park all within easy walking distance. Briefly consists of entrance hallway, through lounge with dual aspect, kitchen, utility room, three bedrooms and family bathroom. Outside is a private and family friendly rear garden and to the front is ample on street parking.



**PROPERTY FEATURES**

- THREE BEDROOMS
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- PRIVATE GARDEN
- REPUTABLE LOCAL SCHOOLS
- PERFECT FOR FIRST TIME BUYERS
- CLOSE TO GRAVES PARK
- EXCELLENT TRANSPORT LINKS
- GREAT PUBLIC TRANSPORT LINKS
- FREEHOLD COUNCIL TAX BAND A

**OFFERS IN REGION OF £205,000**

