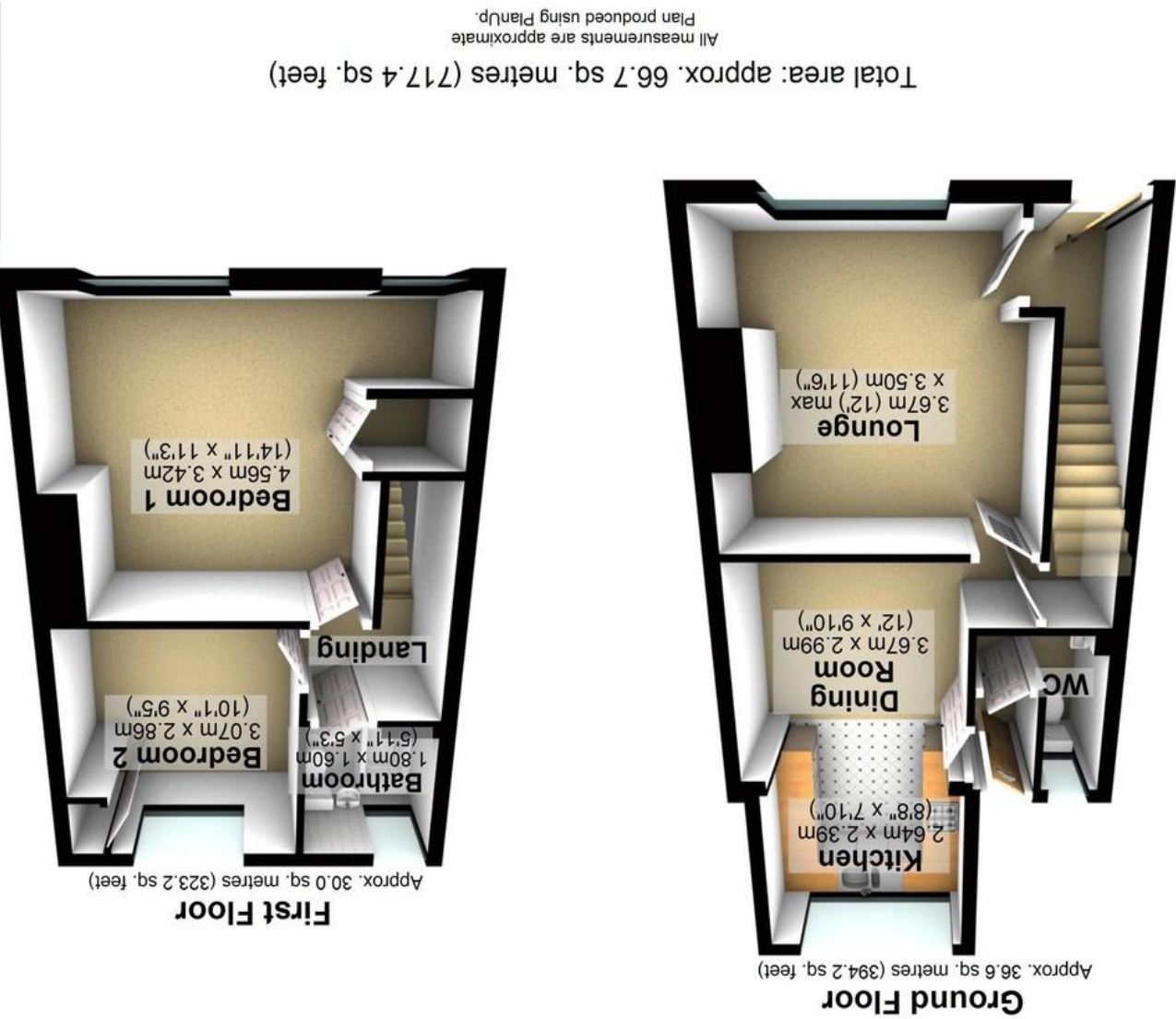


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

England & Wales		England & Wales	
EU Directive 2002/91/EC	Not environmentally friendly - higher CO <sub>2</sub> emissions	EU Directive 2002/91/EC	Very energy efficient - lower running costs
	Current		Potential
England & Wales	A (92-100)	England & Wales	A (92-100)
	B (81-91)		B (81-91)
	C (69-80)		C (69-80)
	D (55-68)		D (55-68)
	E (39-54)		E (39-54)
	F (21-38)		F (21-38)
	G (1-20)		G (1-20)
Environmental (CO <sub>2</sub> ) Impact Rating		Energy Efficiency Rating	
Current		Current	
Potential		Potential	
70		66	
88		88	







17 Brushfield Grove | Frecheville | Sheffield | S12 4XR Property Tenure: Leasehold

Only upon a detailed internal inspection will the true size of this incredibly spacious, two double bedroomed mid terraced property be fully revealed. Having been carefully and skillfully extended to the rear to create a super light vibe to the ground floor. With off road parking to the front, larger than expected rear private garden this property will be super popular with the professional couple and young family alike. Located on thus quiet residential road in the very heart of ultra popular Frecheville with the duck pond at the end of the road and numerous local amenities within a short stroll, great schooling catchments are on offer and the open countryside at Ridgeway is round the corner. With fabulous rear views the property in brief comprises, entrance hall, stunning sitting room, dining kitchen, two large bedrooms and family bathroom are on the upper floor.



**PROPERTY FEATURES**

- FABULOUS TWO DOUBLE BEDROOMED TERRACE
- OFF ROAD PARKING AND PRIVATE REAR GARDEN
- QUIET RESIDENTIAL ROAD
- HEART OF ULTRA POPULAR FRECHEVILLE
- WELL SOUGHT AFTER SCHOOLING CATCHMENTS
- STUNNING VIEWS TO THE REAR
- EXTENDED TO THE REAR ON THE GROUND FLOOR
- VIEWING ESSENTIAL TO APPRECIATE THE SIZE AND STYLE ON OFFER
- PERFECT FOR THE FIRST TOME BUYER OR YOUNG FAMILY ALIKE
- CLOSE TO AMENITIES AND THE OPEN COUNTRYSIDE

**GUIDE PRICE £125,000-£130,000**

