



## Thornbridge Drive, Frecheville, Sheffield

An internal inspection is highly recommended on this three bedroomed semi-detached property. Modern kitchen and bathroom. Good sized rear garden. Within walking distance of Birley School, making this a perfect family home. Situated in a very popular area, close to with great local amenities. Close to trams and buses.

## Asking Price Of £155,000

- CHAIN FREE!
- THREE BEDROOMS
- SEMI-DETACHED
- MODERN KITCHEN AND BATHROOM
- ENCLOSED REAR GARDEN



## Property Description

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### HALLWAY

Enter through door into hallway with neutral decor and mosaic effect flooring. Ceiling light, radiator and under stairs storage cupboard. Opening to kitchen and doors to lounge/diner and rear garden.

### LOUNGE/DINER

17' 5" x 11' 2" (5.31m x 3.41m)

A bright and spacious lounge with neutral decor, carpet flooring and feature fireplace with pebble effect fire. Recess spot lighting, two radiators and TV point. Walk in bay window and further front window.



## Thornbridge Drive, Frecheville, Sheffield



### KITCHEN

11' 1" x 7' 5" (3.40m x 2.28m)

Fitted with ample modern wall and base units, contrasting worktops and tiled splash backs. Stainless steel one and a half sink with chrome mixer tap. Integrated electric double oven, hob and chimney hood extractor fan. Space and plumbing for dishwasher, automatic washing machine and full height fridge/freezer. Ceiling light, mosaic effect flooring, boiler and window to the rear.

### STAIRS/LANDING

A carpet stair rise to first floor landing with neutral decor, ceiling light and window. Loft access and doors to three bedrooms and bathroom.



### BEDROOM 1

10' 0" x 10' 9" (3.06m x 3.29m)

A front facing double bedroom with neutral decor, carpet flooring and feature fireplace. Ceiling light, radiator and walk in bay window with extensive views.

### BEDROOM 2

8' 10" x 7' 8" (2.71m x 2.35m)

A second rear facing double bedroom with neutral decor and floorboards. Recess spot lighting, radiator and window.

### BEDROOM 3

6' 2" x 8' 7" (1.90m x 2.62m)

A good sized single bedroom with neutral decor and floorboards. Recess spot lighting, radiator and window.



### BATHROOM

8' 1" x 5' 2" (2.48m x 1.58m)

Comprising of bath with glass shower screen and electric shower, pedestal sink and close coupled WC. Ceiling light, ladder style radiator and obscure glass window. Mosaic effect tiled flooring.

### OUTSIDE

To the front of the property is a low rise wall lawn and shrubs. Path to side door and gate to rear. To the rear of the property is a lawn and patio area, garden shed and hedging and fence to boundary.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER

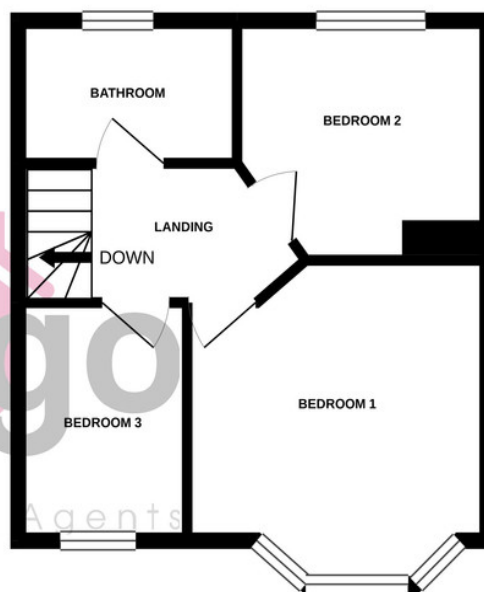


## Thornbridge Drive, Frecheville, Sheffield

GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Tenure

Freehold

### Council Tax Band

B

### Viewing Arrangements

Strictly by appointment

### Contact Details

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## EPC TO BE CONFIRMED

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

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