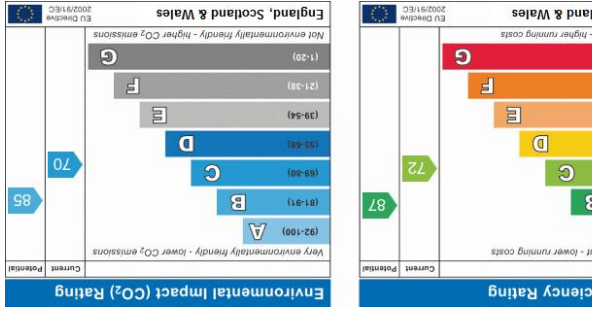
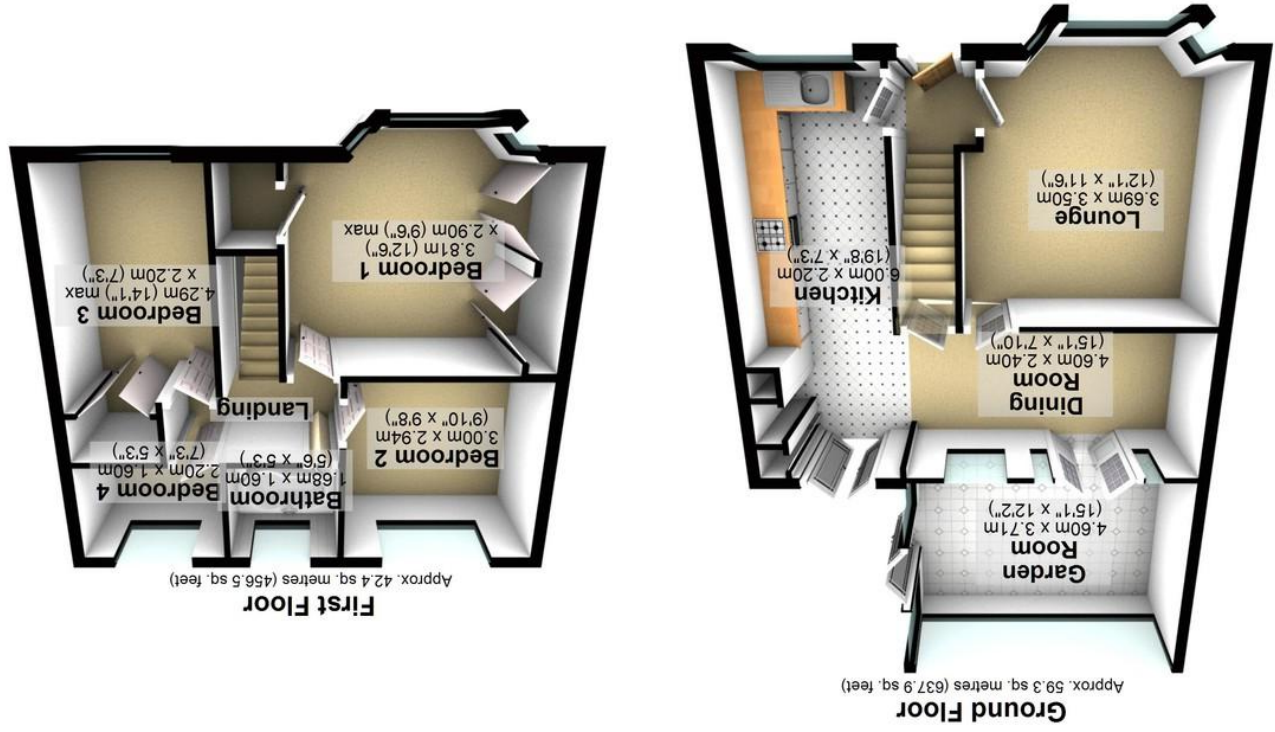
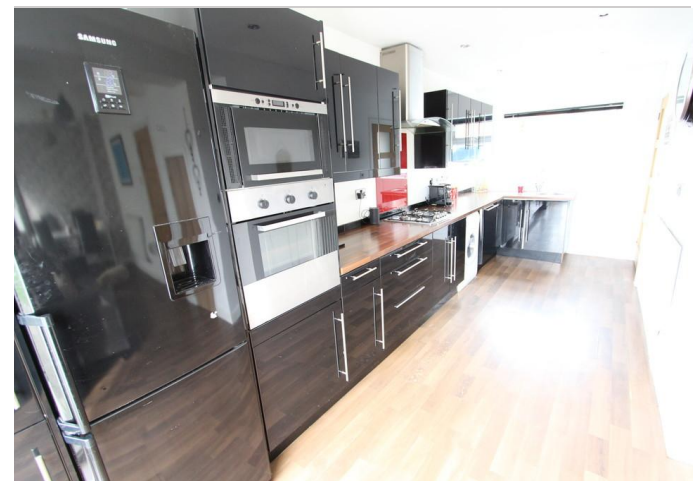


Agents Note: Whilst every care has been taken to prepare these particulars, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their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



Total area: approx. 101.7 sq. metres (1094.4 sq. feet)
All measurements are approximate
Plan produced using Planip.





175 Smalldale Road | Frecheville | Sheffield | S12 4YE Property Tenure: Freehold

An absolutely fabulous, beautifully presented and very well proportioned four bedroomed, double bayed semi detached family home. Having been tastefully extended to the side and rear to create a stunning open plan rear family living/dining kitchen. With 1,095 sq ft of spacious light and contemporary accommodation carefully arranged over two levels that will appeal hugely to the growing family market number 175 is ideally placed within the very heart of Frecheville located close to numerous amenities, fantastic school catchments and within easy reach of the open countryside together with central Sheffield. Enjoying ample parking to the front, sizable rear gardens and offered with the



PROPERTY FEATURES

- FOUR BEDROOMED SEMI DETACHED
- SUPERB SEMI DETACHED
- LARGE REAR GARDENS AND PARKING TO THE FRONT
- EXTENDED TO THE REAR AND SIDE
- IMMACULATE THROUGHOUT
- NO UPWARD CHAIN INVOLVED
- IDEAL FOR THE GROWING FAMILY MARKET
- HEART OF FRECHEVILLE
- TOP PERFORMING SCHOOL CATCHMENTS
- OPEN PLAN REAR FAMILY LIVING/DINING KITCHEN

OFFERS IN REGION OF £215,000

