



Alport Grove, Frecheville

welcome to

Alport Grove, Frecheville Sheffield

Well place for local shops, schools and amenities is this three bedroom semi-detached property which occupies a cul-de-sac position. The property is available to the market with no chain and may suit first time buyers and in brief comprises: wc, lounge and dining kitchen. Drive & garage.



Entrance Hall

With a side facing door, dado rail, stairs which rise to the first floor and access to the pantry and utility.

Pantry

With a side facing obscure double glazed window.

Utility

With access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin and a front facing obscure double glazed window.

Lounge

With a front facing double glazed bowed window, a further front facing double glazed window, a central heating radiator, coving to the ceiling, dado rail and a feature fireplace. Access to the kitchen.

Kitchen

Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob with cooker hood above, an integrated eye level oven and grill, plumbing for a washing machine and space for a fridge-freezer. There is partial tiling to the walls, a central heating radiator and two rear facing double glazed windows.

First Floor Landing

With a side facing double glazed window.

Bedroom One

With a front facing double glazed window, a central heating radiator and built-in wardrobes.

Bedroom Two

With a front facing double glazed window, a central heating radiator and storage cupboard.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Separate W.C.

Fitted with a low flush WC and a side facing obscure double glazed window.

Shower Room

Fitted with a wash hand basin on a vanity unit with mixer tap and a shower cubicle with shower. There is tiling to the walls and a rear facing obscure double glazed window.

Outside

to the front of the property there is an enclosed garden with a driveway providing off road parking which continues to the side and leads to the garage. To the rear of the property there is a generous enclosed tiered garden with paved patio areas and a greenhouse.

Garage

With an up and over door, side and rear facing windows and a further access door.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Alport Grove, Frecheville Sheffield

- Guide price £180,000-£190,000
- Semi-detached property with three bedrooms
- Drive & Garage
- No chain
- Cul de sac

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£180,000-£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115258 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk