



Oaks Lane Sheffield S5 0TA  
Price Guide £325,000

# Oaks Lane

Sheffield S5 0TA

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GUIDE PRICE £325,000-£350,000 \*\* NO CHAIN \*\* A rare and exciting opportunity has arisen to acquire this superb three bedroom, two bath/shower room detached property which has been thoughtfully and expertly renovated to a high standard by the current owner of the property and is situated on a generous sized south facing plot. Dating back to the 17th century the property benefits from a gated driveway, a large detached garage/outbuildings, an inspection pit, hardstanding, underfloor and gas central heating. The property is located in a tranquil location close to Concord Park tennis and golf and within easy reach of Meadowhall shopping centre and the M1. EPC Rating to be confirmed.

Neutrally decorated throughout, the well presented living accommodation briefly comprises: enter via a porch into the entrance hall with access into a laundry room, a downstairs WC and the kitchen/diner. The spacious kitchen/diner features a modern range of units with contrasting worktops which incorporate the sink and drainer. There is underfloor heating and integrated appliances including an induction hob, electric oven and dishwasher along with space for an American style fridge freezer. An opening leads into the lounge with an electric fire and laminate flooring.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The principal bedroom has a fitted cupboard and the added advantage on an en suite shower which is complemented by a heated towel rail and a Velux skylight. Bedrooms two and three are both double in size. The main bathroom has a newly fitted white suite including bath, WC and wash basin.

- RARE AND EXCITING OPPORTUNITY TO BUY A SUPERB PROPERTY WHICH DATES BACK TO THE 17TH CENTURY
- DETACHED THREE BEDROOM HOUSE WITH TWO BATH/SHOWER ROOMS
- GENEROUS SIZED SOUTH FACING PLOT
- TRANQUIL AND QUIET AREA OF SHIREGREEN
- THOUGHTFULLY AND EXPERTLY RENOVATED
- LARGE DETACHED GARAGE/OUTBUILDINGS
- NEXT TO CONCORD PARK
- GAS CENTRAL HEATING INSTALLED WITHIN LAST 18 MONTHS,
- UPVC DOUBLE GLAZED WINDOWS
- DOWNSTAIRS WC





## OUTSIDE

The property is set back from the road by way of a gated driveway and a well established hedgerow. There is an area for off road parking, a large south facing lawn area, planted beds, and a large outbuilding which is currently set up as a double garage, and a single garage, that could be altered for a variety of purposes.

## LOCATION

Oaks Lane enjoys a peaceful position while remaining close to everything you could need. Just a short distance from local shops, schools, and amenities, this home also benefits from excellent transport links into Sheffield and surrounding areas. Green spaces and parks nearby make it a fantastic choice for families, while commuters will appreciate the easy access to main roads.

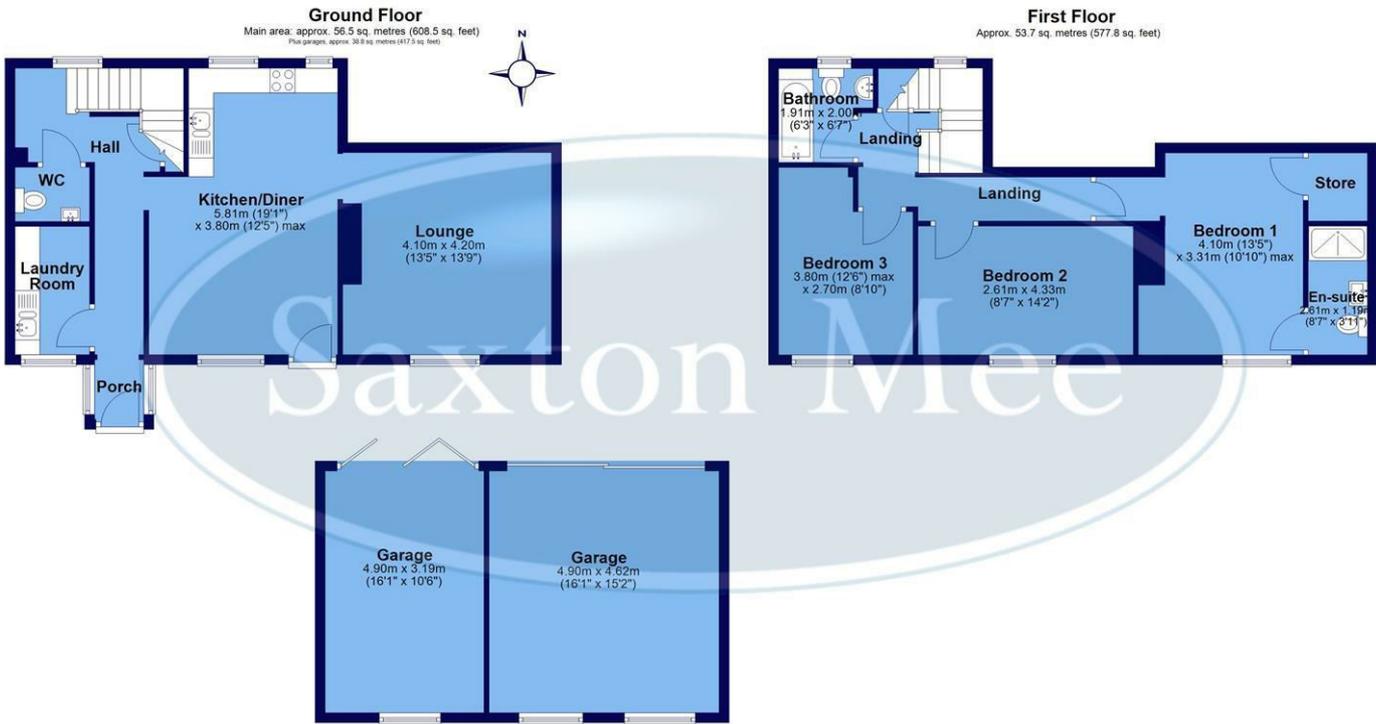
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

## VALUER

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Main area: Approx. 110.2 sq. metres (1186.3 sq. feet)  
Plus garages: approx. 38.8 sq. metres (417.5 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92-101 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
49-54 <b>E</b>		
41-48 <b>F</b>		
1-40 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions 92-101 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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