



River View Road Oughtibridge Sheffield S35 0JG
Offers Around £350,000

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**** FREEHOLD **** Situated on this quiet cul-de-sac in the popular village of Oughtibridge is this well presented three bedroom detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, garage, uPVC double glazing and gas central heating. The property is close to local amenities and within walking distance of Oughtibridge Primary School. In brief, the living accommodation comprises: front uPVC door which opens into the extended entrance porch. A further uPVC door opens into the entrance hall with an under stair storage cupboard, downstairs WC and access into the lounge and kitchen. Attractive flooring runs throughout the ground floor. The well proportioned lounge has a large front window allowing lots of natural light, while the focal point is the gas fire. A large opening leads into the dining room which sliding doors opening into the garden room with a recently fitted insulated roof. This bright and airy room is perfect for enjoying the views over the rear garden and woodland beyond. Side uPVC entrance door and access into the kitchen. The kitchen has a range of wall, base and drawer units with complementary work surfaces which incorporating the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven, fridge and washing machine. From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into the three bedrooms and the bathroom. The master is a good size double bedroom and benefits from the row of fitted wardrobes. Double bedroom two overlooks the rear garden, again benefits from fitted wardrobes and has access into the loft space. Bedroom three is currently used as a home office. The bathroom comes with a three piece suite including bath with overhead shower. WC and wash basin.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- OPEN PLAN LOUNGE & DINING ROOM
- EXTENDED GARDEN ROOM
- DOWNSTAIRS WC
- FANTASTIC LOCATION
- DRIVEWAY & GARAGE





OUTSIDE

A driveway provides off-road parking for two cars and leads to the integral garage which houses the gas boiler and benefits from electric and lighting. To the rear is a fully enclosed garden with new fencing to three sides and includes a patio, lawn and summerhouse.

LOCATION

Situated in this superb location in the village of Oughtibridge which boasts excellent amenities including a bakers, Co-op supermarket, hairdressers, takeaway and public houses. Excellent catchment for schools including Oughtibridge Primary and Bradfield Secondary. Attractive local country walks. Regular public transport. Easy access to Fox Valley Shopping Centre, motorway connections and Sheffield city centre.

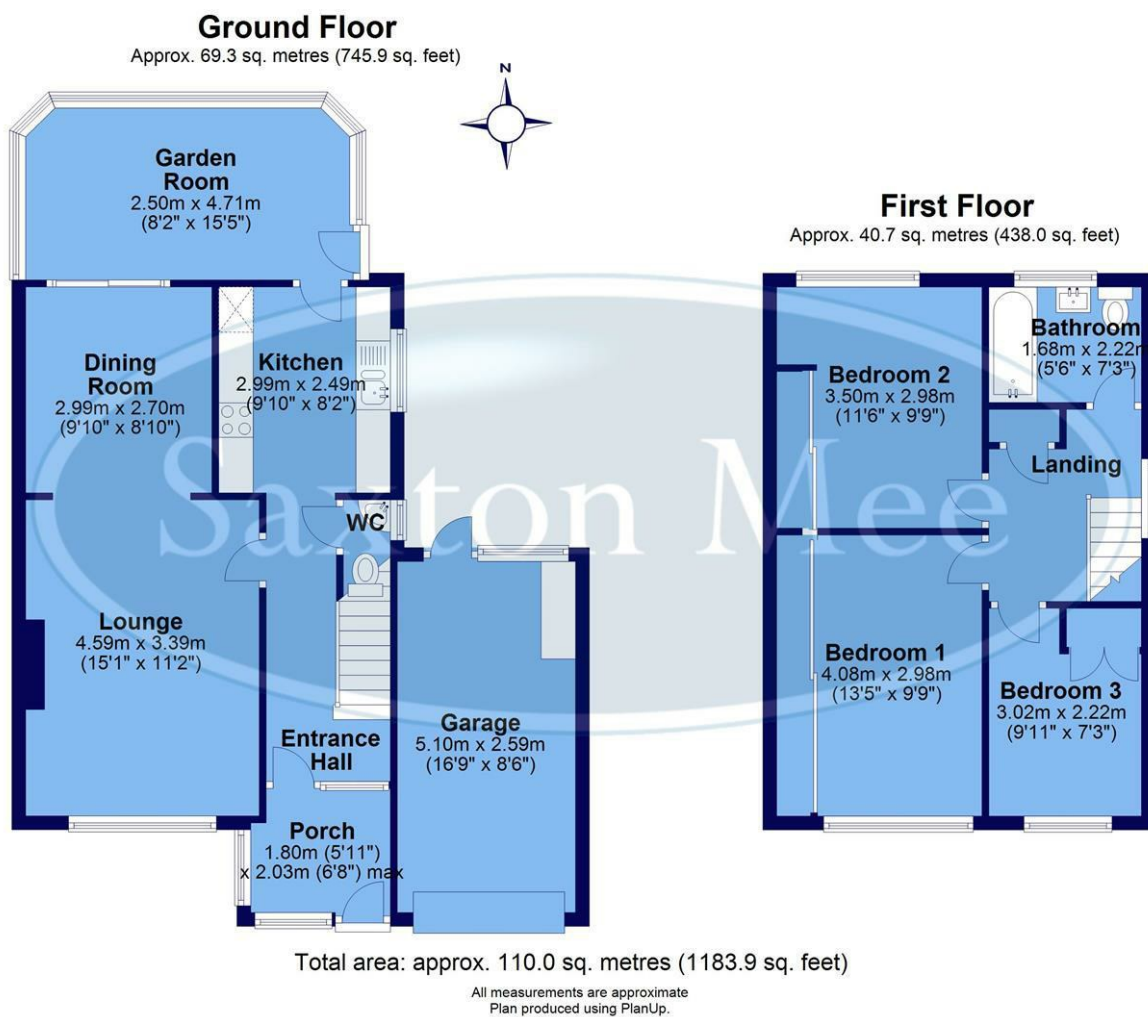
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

VALUER

Greg Ashmore MNAEA

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.



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