

Saxton Mee



Church Street Oughtibridge Sheffield S35 0FU
Guide Price £270,000

St Luke's
Sheffield's Hospice

Church Street

Sheffield S35 0FU

Guide Price £270,000

GUIDE PRICE £270,000-£285,000 ** SOUTH FACING REAR GARDEN ** FREEHOLD ** NO CHAIN ** Situated in this popular residential area of Oughtibridge is this well presented, stone and bay fronted three bedroom semi detached property which enjoys a lovely south facing rear garden and benefits from upvc double glazing, gas central heating and planning approval for a loft conversion. Tastefully decorated throughout the living accommodation briefly comprises front door which opens into the entrance hall with an under stair storage cupboard, slate flooring and access to a cellar head which provides useful storage and which houses the gas boiler. The slate flooring continues into the fabulous open plan kitchen and dining room. A lovely feature is the original cupboards to one side of the chimney breast. There is ample space for a large dining table and upvc french doors open onto the rear garden, a perfect extension for outside dining. The kitchen has a range of wall, base and drawer units with contrasting oak work surfaces which incorporate the pot sink with mixer tap. Integrated appliances include a dishwasher, microwave, washing machine, fridge freezer along with housing for a range cooker with extractor above. Access from both the kitchen and dining room is the lounge which has a lovely bay window allowing lots of natural light, while the cast iron multi fuel stove is the centre piece of the room. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master is a good size double with attractive flooring, ample space for bedroom furniture and a feature cast iron fireplace. Double bedroom two again is a good size double with attractive flooring and a feature cast iron fireplace. The bathroom comes with a modern and contemporary four piece suite including bath, good size shower enclosure, WC and wash basin.

- **VIEWING IS A MUST!**
- **LOVELY FAMILY HOME**
- **FULLY ENCLOSED SOUTH FACING REAR GARDEN**
- **WELL PRESENTED THROUGHOUT**
- **MODERN FOUR PIECE SUITE BATHROOM**
- **FABULOUS OPEN PLAN KITCHEN & DINING ROOM**
- **LOCAL AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS**





OUTSIDE

A stone wall encloses the front garden with steps which lead to the entrance door. The fully enclosed, south facing rear garden has an Indian stone patio and two lawns.

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.

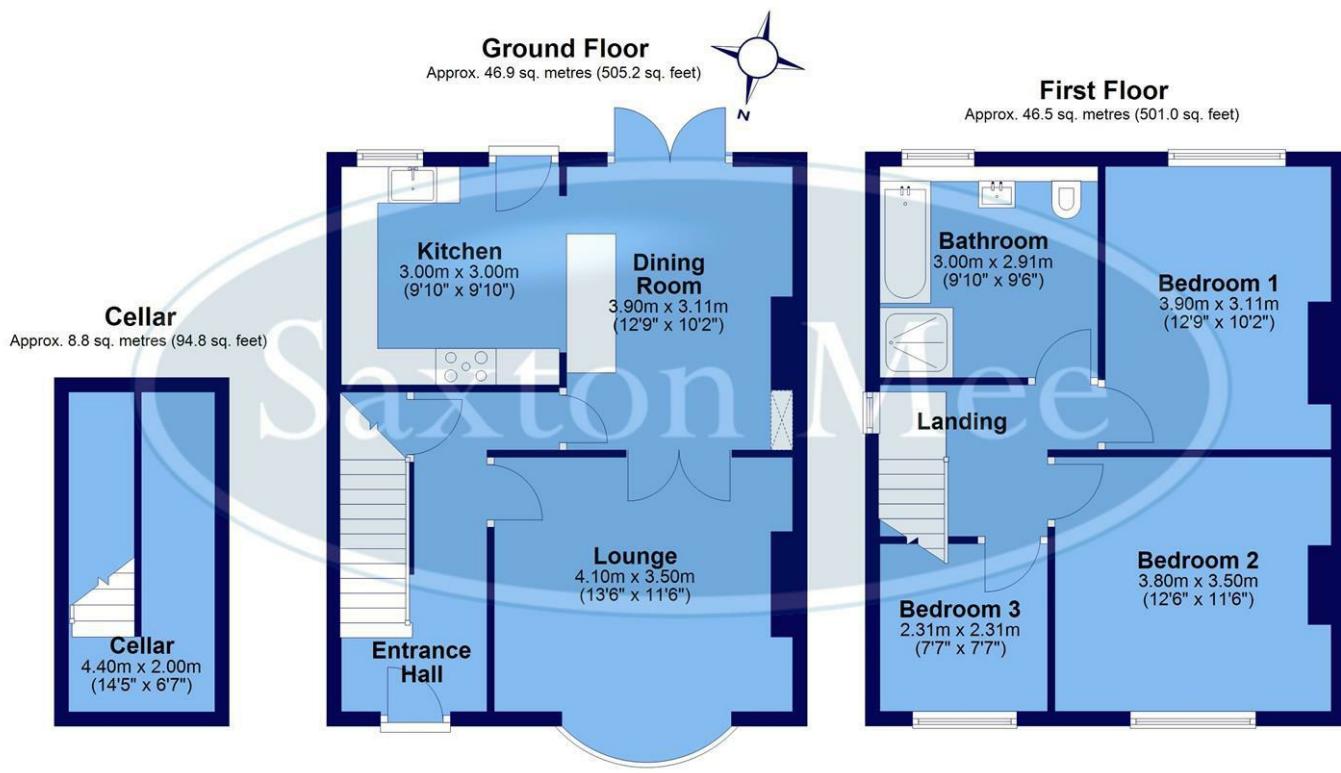
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

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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st luke's
Sheffield's Hospice

| Energy Efficiency Rating | |
|------------------------------------------------------------|-----------------|
| Very energy efficient - lower running costs (A2 plus) A | Current |
| (B1-B4) B | Potential |
| (C5-C9) C | |
| (D5-D9) D | |
| (E5-E9) E | |
| (F1-F5) F | |
| (G1-G5) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | England & Wales |

| Environmental Impact (CO ₂) Rating | |
|------------------------------------------------------------------------------|-----------------|
| Very environmentally friendly - lower CO ₂ emissions (A1-A5) A | Current |
| (B1-B5) B | Potential |
| (C6-C10) C | |
| (D11-D15) D | |
| (E16-E20) E | |
| (F1-F20) F | |
| (G1-G20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |
| England & Wales | England & Wales |