

# Saxton Mee



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Church Street Oughtibridge Sheffield S35 0FU  
Offers Around £180,000



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**\*\* FREEHOLD \*\*** Situated in this popular residential area of Oughtibridge is this two bedroom mid terrace which enjoys a good sized garden and benefits from a long driveway providing off-road parking for up to three cars. uPVC double glazing and gas central heating. Oughtibridge hosts a range of amenities, eateries and public houses along with excellent public transport links and well regarded local schools.

Neutrally decorated throughout, the living accommodation briefly comprises: enter via a uPVC entrance door into the lounge with a feature fireplace with exposed brick, which is the focal point of the room. A door then opens into the open plan kitchen/diner which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine, tumble dryer and the housed gas boiler. There is a rear uPVC entrance door and a pantry/store cupboard.

From the lounge, a door opens to a staircase which rises to the first floor landing with access into a loft space, the two double bedrooms and the shower room. The principal double bedroom is to the front aspect with space for furniture. Bedroom two is to the rear. The shower room has a good sized shower cubicle, WC and wash basin.

- TWO DOUBLE BEDROOM TERRACE PROPERTY
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR UP TO THREE CARS
- GOOD SIZED REAR GARDEN
- LOUNGE WITH FEATURE FIREPLACE
- KITCHEN/DINER
- SHOWER ROOM
- DESIRABLE LOCATION
- AMENITIES, LOCAL SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY LINKS





**OUTSIDE**

A long driveway providing off-road parking for up to three cars with lawn gardens either side. To the rear is a garden which is mostly laid to lawn with a planted border and patio. Outside store has power so can be used for utilities such as a freezer or tumble dryer.

**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 which has an Ofsted Outstanding rating at its latest inspection and Bradfield Secondary. Beautiful countryside, outstanding views and yet only 5 miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band A.

**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.

**Ground Floor**  
Approx. 30.0 sq. metres (322.6 sq. feet)




**First Floor**  
Approx. 28.2 sq. metres (304.0 sq. feet)



**Total area: approx. 58.2 sq. metres (626.7 sq. feet)**

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91%) <b>A</b>			
(81-91%) <b>B</b>			
(69-80%) <b>C</b>			
(55-68%) <b>D</b>			
(39-54%) <b>E</b>			
(21-38%) <b>F</b>			
(1-20%) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	89	67

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91%) <b>A</b>			
(81-91%) <b>B</b>			
(69-80%) <b>C</b>			
(55-68%) <b>D</b>			
(39-54%) <b>E</b>			
(21-38%) <b>F</b>			
(1-20%) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		