

Saxton Mee



River View Road Oughtibridge Sheffield S35 0JG
Guide Price £325,000

St Luke's
Sheffield's Hospice

River View Road

Sheffield S35 0JG

Guide Price £325,000

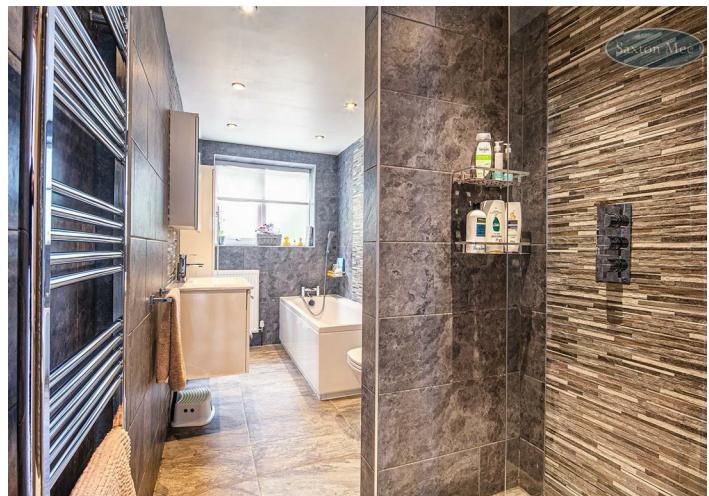
GUIDE PRICE £325,000-£335,000 Situated on this quiet cul-de-sac position is this effectively extended, three bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from off-road parking, a garage/store, uPVC double glazing and gas central heating. The property is located in the sought after village of Oughtibridge with excellent amenities, well regarded local schools and transport links.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite into the entrance hall with new wood effect laminate flooring which continues into the lounge. The lounge has a front bay window allowing natural light, an under stair storage cupboard and Hive thermostat. The heart of the house is the largely extended and open plan kitchen/diner which has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include fridge, freezer, dishwasher, electric oven and microwave. Three aluminium bi-fold doors open onto the rear garden, providing a perfect extension for indoor outdoor dining. A door opens into the extended utility room with housing and plumbing for a washing machine and tumble dryer as well as storage cupboards. Access into the integral garage with electric, lighting and roller door (not suitable for a car), perfect for storage.

From the entrance hall, a staircase rises to the first floor landing with access via a pull down ladder into the partly boarded loft space, the three bedrooms and the bathroom. The principal bedroom benefits from a row of fitted wardrobes, bed side tables and cupboards. Double bedroom two overlooks the rear garden. Bedroom three is to the front aspect. The superb and largely extended four piece suite bathroom includes a walk-in double shower, separate bath. WC and wash basin.

- WELL PRESENTED & EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY
- DRIVEWAY
- FULLY ENCLOSED REAR GARDEN
- GARAGE/STORE
- LOUNGE & KITCHEN/DINER
- UTILITY
- FOUR PIECE SUITE BATHROOM
- SOUGHT AFTER LOCATION
- AMENITIES, WELL REGARDED SCHOOLS & TRANSPORT LINKS
- EASY ACCESSS TO SHEFFIELD & M1 MOTORWAY





OUTSIDE

To the front is a paved driveway and slate chipped garden area with plants and shrubs. Enjoying fabulous park views is the fully enclosed rear garden with Indian stone patio and artificial lawn with planters.

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 5miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

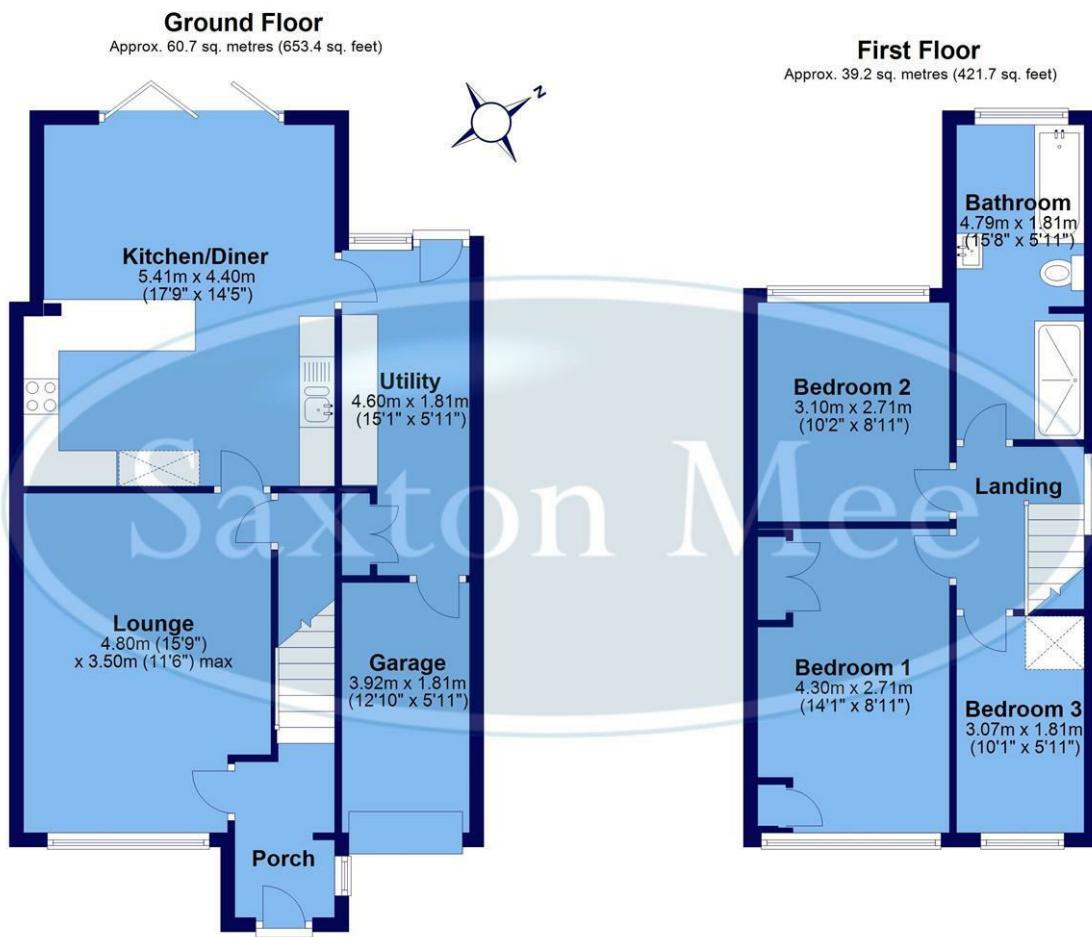
MATERIAL INFORMATION

The property is Leasehold with a term of 999 years running from the 22nd December 1977. Ground Rent is £26.00 per annum. The property is 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.



**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



onTheMarket.com

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B9) C	
(D5-D9) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A1-A1) A	Current
(B1-B1) B	Potential
(B2-B9) C	
(D5-D9) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	