

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



# River View Road

Sheffield S35 0JG

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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.

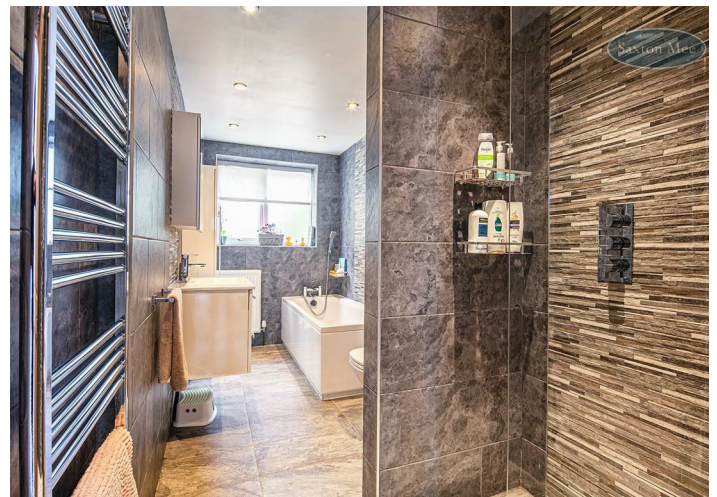
Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite into the entrance hall with new wood effect laminate flooring which continues into the lounge. The lounge has a front bay window allowing natural light, an under stair storage cupboard 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 ACCESS 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 5 miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

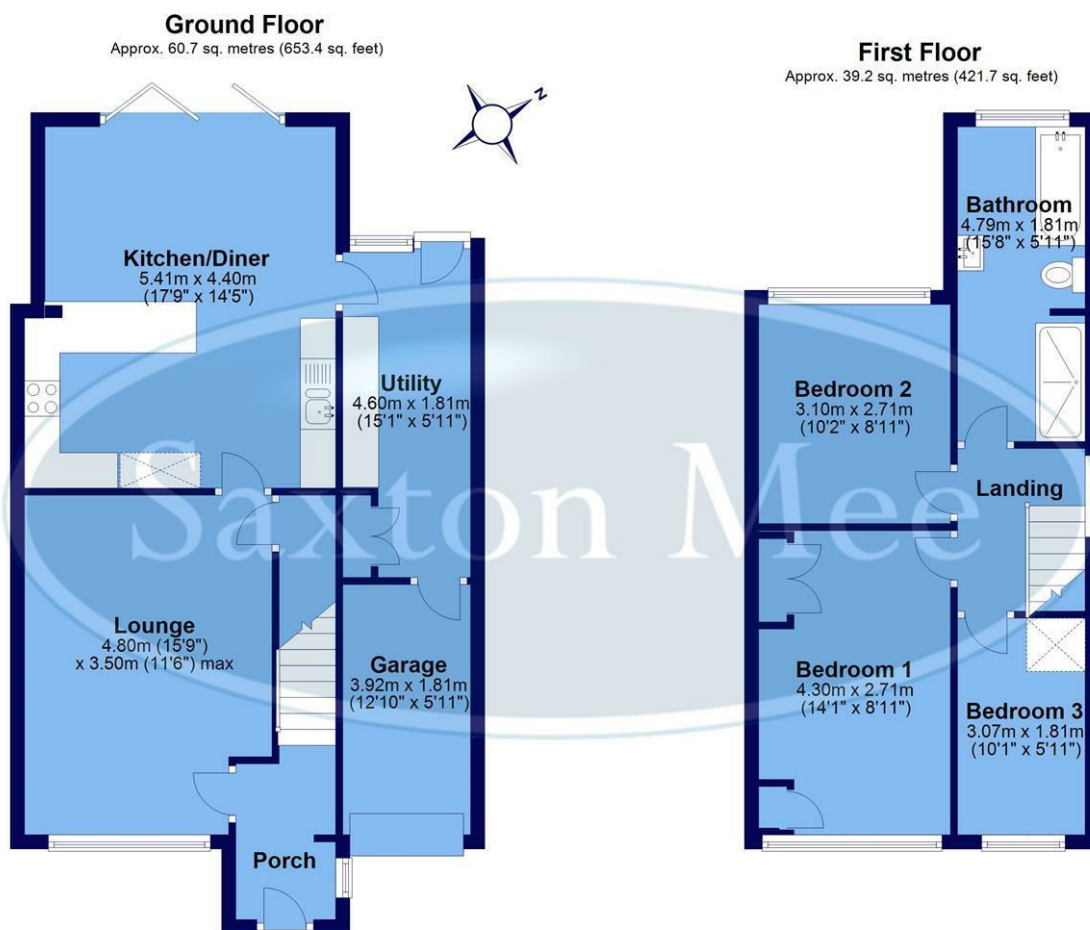
## MATERIAL INFORMATION

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.



Total area: approx. 99.9 sq. metres (1075.0 sq. feet)

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

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