

Saxton Mee

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Birks Wood Drive Oughtibridge Sheffield S35 0HY
Guide Price £315,000

St Luke's
Sheffield's Hospice

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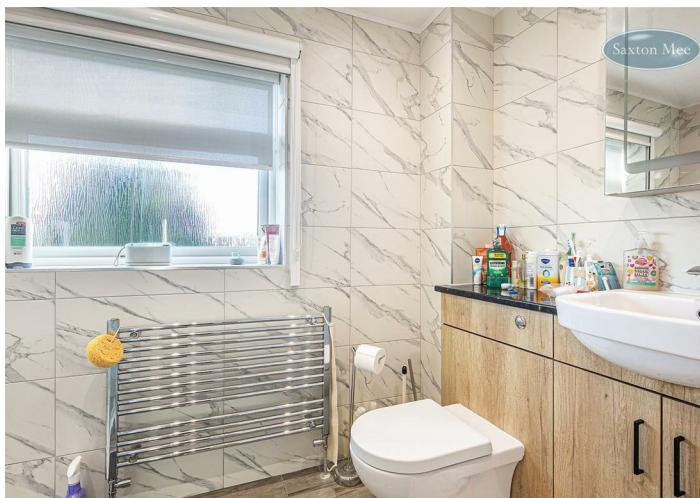
GUIDE PRICE £315,000-£325,000 Situated in this popular residential area of Oughtibridge is this effectively extended, three good sized bedroom detached property which enjoys lovely views to the front and rear and benefits from a driveway providing off-road parking, an EV charging point, a good sized garage, uPVC double glazing and gas central heating.

Neutrally decorated throughout, the living accommodation briefly comprises: enter through a uPVC door into the entrance hall with an under stair storage cupboard and access into the open plan lounge/dining room and the separate kitchen. The lounge and has a large front window and the dining room area has sliding patio doors opening onto the rear garden, providing a perfect extension for indoor/outdoor dining. The extended kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. There is space for an oven with extractor above, dishwasher, fridge freezer and washing machine. Rear uPVC entrance door and an upright radiator.

From the entrance hall, a staircase rises to the first floor landing which has a cupboard over the stairs which houses the gas combination boiler. There is access into a partly boarded loft space via pull-down ladders, three bedrooms and the shower room. The principal bedroom is the front aspect and has fitted wardrobes. Double bedroom two overlooks the rear garden and again benefits from fitted wardrobes. Extended bedroom three is to the front and has fitted wardrobes and a desk. The modern and contemporary shower room has a walk-in shower, LED mirrored cupboard, WC and wash basin set in a combination unit.

- EFFECTIVELY EXTENDED, THREE BEDROOM DETACHED PROPERTY
- OPEN PLAN LOUNGE & DINING ROOM WITH SLIDING PATIO DOORS OPENING TO THE REAR GARDEN
- SEPARATE KITCHEN
- MODERN & CONTEMPORARY SHOWER ROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING WITH AN EV CHARGING POINT
- GOOD SIZED GARAGE WITH STORAGE ROOM TO THE REAR
- GARDENS TO THE FRONT & REAR
- LOVELY VIEWS
- POPULAR RESIDENTIAL AREA
- EASY ACCESS TO AMENITIES, SCHOOLS & TRANSPORT LINKS





OUTSIDE

To the front of the property is a path and shallow steps leading to the entrance door with gardens either side. A block-paved driveway leads to the good sized garage with a separate storage room to the rear, up and over door, power and lighting. Access down the side of the property leads to the fully enclosed rear garden with an Indian stone patio and lawn.

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. Oughtibridge Park, beautiful countryside, outstanding views and yet only 5 miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

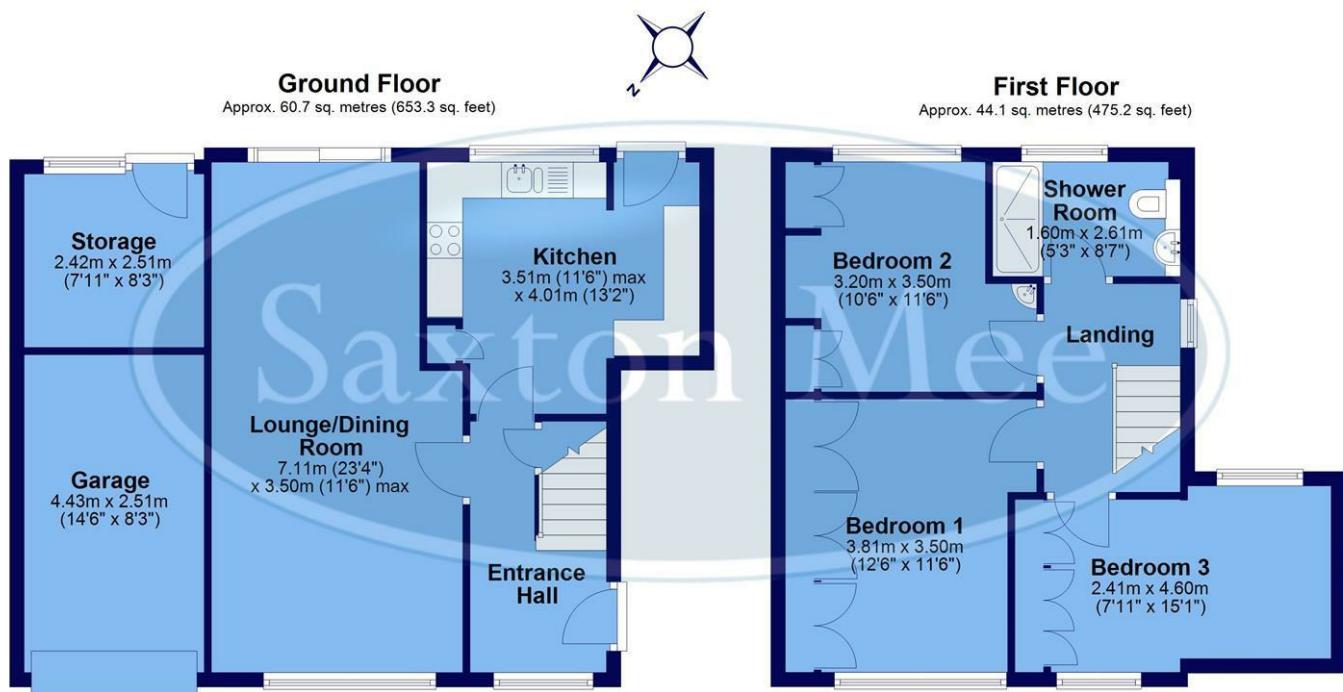
MATERIAL INFORMATION

The property is 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. 104.8 sq. metres (1128.4 sq. feet)

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

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 OnTheMarket.com

 St Luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	82
(B1-B4) B	69
(C5-C8) C	82
(D9-D11) D	69
(E12-E14) E	82
(F15-F18) F	69
(G19-G21) G	82
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A	82
(B1-B4) B	69
(C5-C8) C	82
(D9-D11) D	69
(E12-E14) E	82
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(G19-G21) G	82
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC