



Waterside Gardens Oughtibridge Sheffield S35 0JS
Guide Price £300,000

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GUIDE PRICE £300,000-£320,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Situated near the end of this quiet cul-de-sac position in the popular residential area of Oughtibridge is this effectively extended, two bedroom detached bungalow which enjoys a good size rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating. There is potential to extend the property to a two storey 4/5 bedroom home, subject to the necessary planning permission which has lapsed and would need to be reactivated. In brief, the living accommodation comprises of uPVC entrance door which opens into the entrance porch. A door then opens into the well proportioned lounge with a large bay window which fills the room with natural light, while the focal point of the room is the attractive limestone fire surround. A door then opens into the inner lobby with two storage cupboards and access into the useful loft space, kitchen, the two bedrooms and the bathroom. The kitchen has a range of wall, base and drawer units with a complementary granite work surface which incorporates the pot sink and the four ring hob with extractor above. Integrated appliances include an electric oven and microwave along-with plumbing for a washing machine. Side uPVC entrance door. The master bedroom enjoys the views over the rear garden. Bedroom two has access into the extended garden room, this bright and airy space is perfect for enjoying the views. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- VIEWING RECOMMENDED
- TWO BEDROOM DETACHED BUNGALOW
- SOUTH FACING REAR GARDENS
- DOUBLE-WIDTH DRIVEWAY
- GARAGE
- FANTASTIC LOCATION
- AMENITIES CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE & FOX VALLEY SHOPPING CENTRE
- WELL REGARDED LOCAL SCHOOLS





OUTSIDE

A double-width driveway leads to the garage which houses the gas boiler. Gardens to three sides, the front continues down the side and to the rear and includes a lawn and patio with attractive shrubs, plants and trees.

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.

NOTES

The property is Freehold and currently Council Tax Band C.

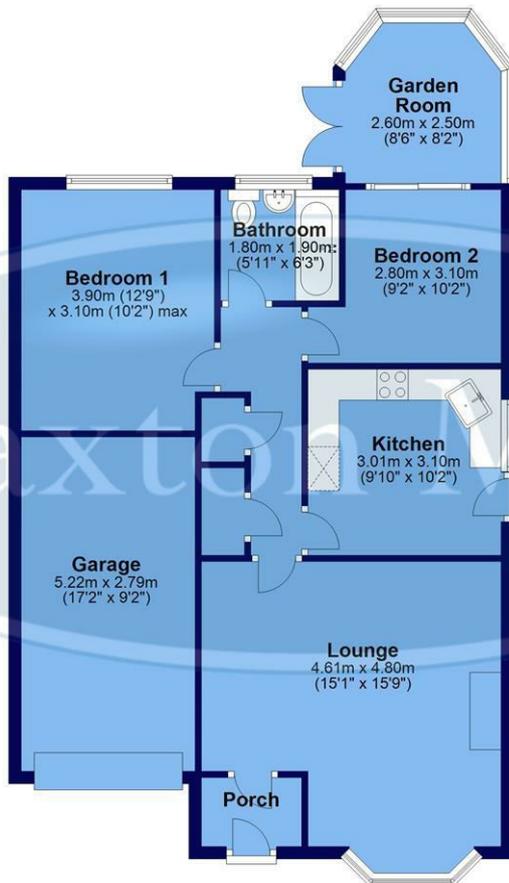
VALUER

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.

Ground Floor

Approx. 84.7 sq. metres (911.6 sq. feet)



Total area: approx. 84.7 sq. metres (911.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	58

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