

Saxton Mee



Bertram Road Oughtibridge Sheffield S35 0FF
Guide Price £210,000

St Luke's
Sheffield's Hospice

Bertram Road

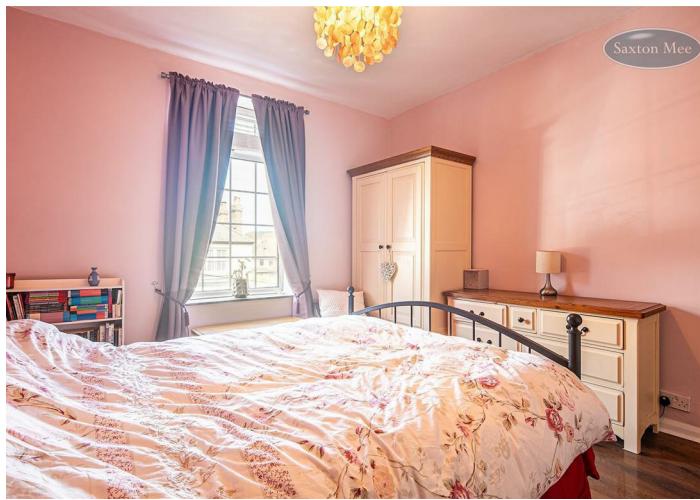
Sheffield S35 0FF

Guide Price £210,000

GUIDE PRICE £210,000-£220,000 Situated in this quiet residential road is this stone fronted, three bedroom end terrace property which enjoys a rear garden and benefits from an off-shot kitchen, uPVC double glazing and gas central heating throughout. The property is situated in the popular residential area of Oughtibridge with excellent amenities close-by, regular public transport and reputable local schools including Oughtibridge Primary (Outstanding Ofsted) and Bradfield School. In brief, the living accommodation comprises of uPVC entrance door which opens into the entrance hall. Access into the lounge with a front facing window allowing natural light. A door then opens into the dining room with feature beams, while the centre piece is the stone chimney breast. The room flows into the off-shot kitchen which has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. There is an integrated electric oven along-with housing and plumbing for a washing machine and space for a fridge freezer. Side uPVC entrance door and a large under stair storage cupboard. From the entrance hall, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The master is a good size double and benefits from a cupboard under the attic stairs. Bedroom two overlooks the rear garden. The bathroom comes with a three piece suite including bath with electric shower, WC and wash basin. A further staircase rises to the second floor and attic bedroom three.

- EARLY VIEWING ADVISED
- THREE BEDROOMS
- LOUNGE, DINING ROOM & OFF SHOT KITCHEN
- ACCOMMODATION OVER THREE LEVELS
- PRIVATE REAR GARDEN
- AMENITIES CLOSE-BY
- WELL REGARDED LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & FOX VALLEY SHOPPING CENTRE
- PUBLIC TRANSPORT LINKS





OUTSIDE

A low stone wall encloses the front forecourt. A gate then gives access down the side of the property to the rear garden which includes a patio, lawn and garden shed.

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 Leasehold with a term of 800 years from the 25th March 1906. Ground Rent £1.00 per annum. The property is currently Council Tax Band A.

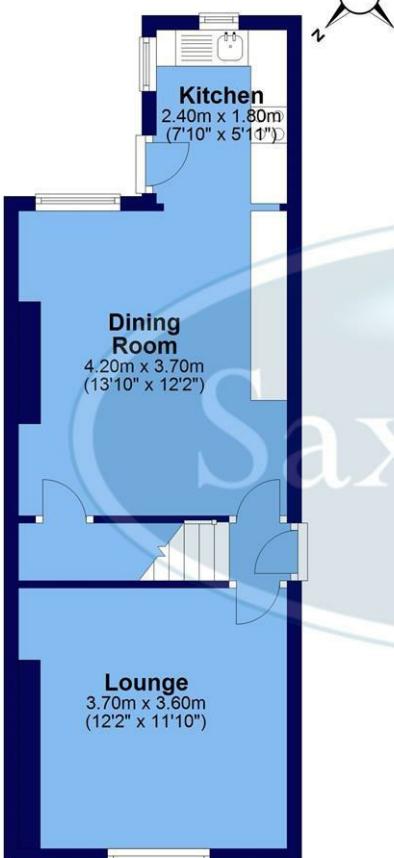
VALUER

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.

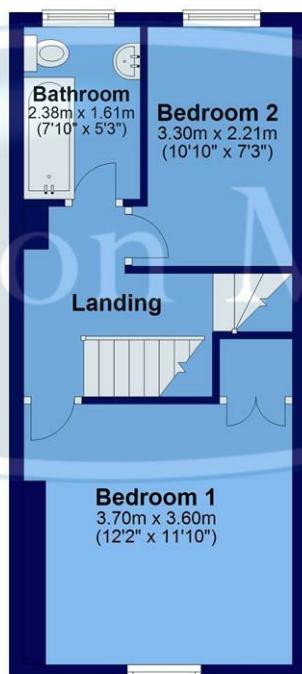
Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.7 sq. feet)



Second Floor

Approx. 21.5 sq. metres (231.4 sq. feet)



Total area: approx. 91.2 sq. metres (981.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

**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 (A1 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	83

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A1 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G20)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	80