

Saxton Mee

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Middlewood Road North Oughtibridge Sheffield S35 0HF
Offers Around £325,000



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Viewing is essential to appreciate this three bedroom, stone built cottage style terrace which is superbly situated in much sought-after Oughtibridge and nearby to Hillsborough as well as offering stunning views of the picturesque River Don. This unique property has been upgraded by the current owner including a new kitchen, bathroom and new radiators throughout.

Set over four spacious levels, the tastefully decorated accommodation briefly comprises: enter through a front door into the entrance hall with access into the lounge. The lounge has floor to ceiling cupboards and drawers, pine stripped and varnished floorboards and double doors opening to a balcony/terrace with a glass balustrade and composite decking, perfect for enjoying the lovely views. The focal point of the room is the cast-iron multi fuel stove with stone hearth and lintel above. A large opening leads into the dining room with a gas fire (not tested) set within an attractive surround.

From the lounge, a staircase descends to the lower ground floor with a rear entrance door and access into a downstairs WC. A door opens into the recently fitted kitchen/breakfast room which has the original stone flagged flooring and a range of units with quality Corian worktop which incorporates the Belfast sink. There is an Esse Range Cooker (available by separate negotiation), space for a fridge freezer, integrated dishwasher and an under stair storage cupboard which has housing and plumbing for a washing machine. A door then opens into the tanked snug, this multi-purpose room has three exposed stone walls.

From the entrance hall, a staircase rises to the first landing with access into two bedrooms and the bathroom. Bedroom two has fitted wardrobes. The recently fitted bathroom has underfloor heating and a three piece suite.

A further staircase rises to the second floor and the large principal bedroom which has a dormer window to the front and fitted storage cupboards in the eaves.

- A UNIQUE THREE BEDROOM COTTAGE STYLE TERRACE
- SPACIOUS ACCOMMODATION OVER FOUR LEVELS
- LOUNGE WITH BALCONY/TERRACE & DINING ROOM
- KITCHEN & SNUG
- DOWNSTAIRS WC
- THREE PIECE SUITE BATHROOM
- STUNNING VIEWS OVER THE PICTURESQUE RIVER DON
- BUILT-IN SEATING AREA OVERLOOKING THE RIVER
- EXCELLENT LOCATION CLOSE TO AMENITIES & TRANSPORT LINKS
- CATCHMENT FOR WELL REGARDED SCHOOLS





OUTSIDE

To the front is a forecourt which sets the property back from the road. To the rear is a lovely garden which backs onto the river and has an abundance of plants and shrubs. A winding path leads to a gate which opens to a patio and fitted seating area overlooking the river.

LOCATION

Situated in this superb location close to the the village of Oughtibridge boasting excellent amenities including a bakers, Co-op supermarket, hairdressers, takeaway and public houses. Excellent catchment for schools including Oughtibridge Primary and Bradfield Secondary. The property is also within easy access to the amenities in Hillsborough along with attractive local country walks. There is regular public transport including the Supertram network and within a short driving distance to Fox Valley Shopping Centre, motorway connections and Sheffield city centre.

MATERIAL INFORMATION

The property is Freehold and 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. 36.9 sq. metres (397.3 sq. feet)



Lowest Ground Floor
Approx. 34.4 sq. metres (370.6 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.3 sq. feet)



Second Floor
Approx. 24.8 sq. metres (267.0 sq. feet)



Total area: approx. 133.1 sq. metres (1432.1 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) 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	76	55

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		