







16 Main Road

Oughtibridge • Sheffield • S35 0DN

Guide Price £275,000 to £285,000

Guide Price £275,000 to £285,000 A modern 3-bedroom semi-detached property occupying a sought-after location in Oughtibridge, S35. Stunning accommodation stylishly presented throughout featuring an attractive enclosed rear garden and 2 allocated parking spaces within a resident's car park. Ideal for first time buyers, offering excellent transport links to the M1. Freehold. The entrance foyer provides cloakroom storage and WC. A cosy living room has been designed with stylish panelling presented in a warm neutral palette offering useful under stairs storage. The open plan design dining kitchen overlooks the rear garden and leafy backdrop flooding the room with natural light and a pleasant outlook. A contemporary kitchen is fitted with matte wall and base units, contrasting worktops and integrated appliances include Zanussi double oven, gas hob, extractor, fridge freezer and washer / dryer. There is ample space for a dining table featuring French doors onto the rear garden. The first floor comprises 3 beautifully presented bedrooms, offering built in sliding door wardrobes in both double bedrooms. The main bedroom is complemented by an ensuite shower room. The bathroom is equipped with a 3 piece white suite, partially tiled with chrome heated towel rail. The first-floor landing provides a storage cupboard and access to boarded loft space fitted with integrated ladders and light. Externally a side path leads to a gated enclosed rear garden. Designed with level lawn bordered by wooden fencing and decked patio with leafy backdrop, ideal for al fresco dining or entertaining. There are 2 allocated parking spaces within a resident car park. Oughtibridge is located on the west bank of the River Don approximately 6 miles from the city centre, a great commuter village with easy access to the M1 motorway. The village provides a host of local amenities and only a short drive from Oughtibridge Village and Stockbridge, home to the Fox Valley Retail Park.





- Modern Semi Detached House
- Popular Location in Oughtibridge, S35
- 3 Bedrooms & Ensuite & Modern Bathroom
- Stylish Interior Throughout
- Open Plan Dining Kitchen with French Doors

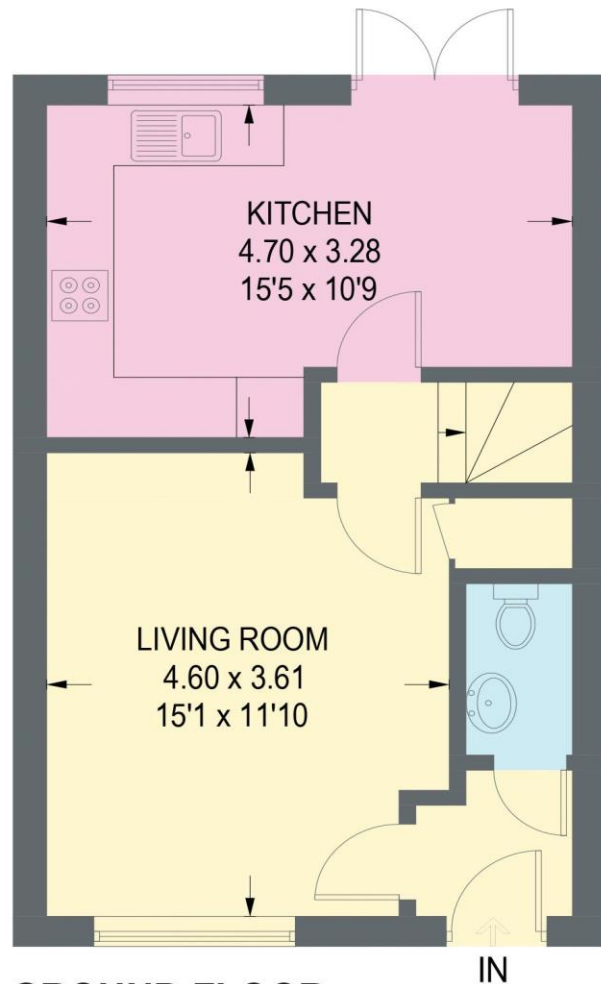
- Attractive Enclosed Rear Garden & Patio
- 2 Allocated Parking Spaces in Resident Car Park
- Excellent Transport Links to M1
- Freehold
- Council Tax Band C, EPC Rating B



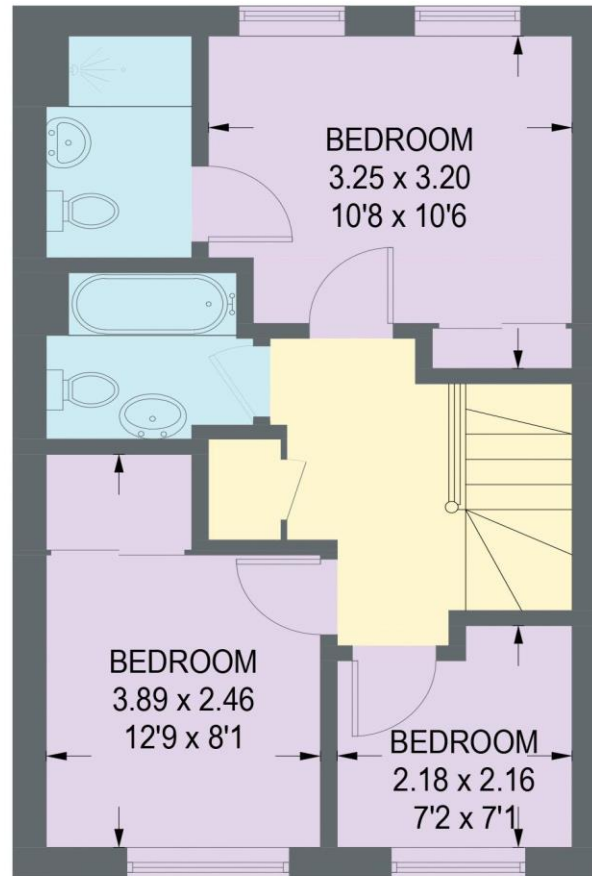


16 MAIN ROAD

APPROXIMATE GROSS INTERNAL AREA = 76 SQ M / 818 SQ FT



GROUND FLOOR
38.2 SQ M / 411 SQ FT



FIRST FLOOR
37.8 SQ M / 407 SQ FT

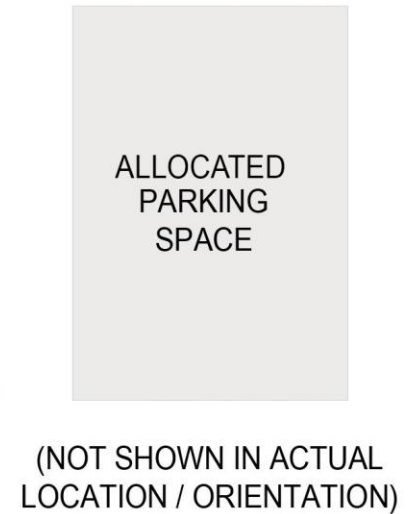
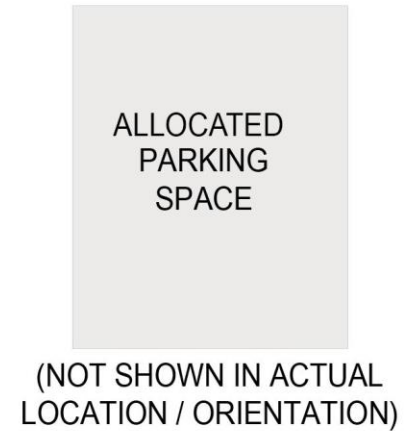


Illustration for identification purposes only,
measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868