



## 76 Oak Lodge Road

High Green, Sheffield, S35 4QB

**Guide price £290,000**



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## GUIDE PRICE £290,000-£310,000

This three bedroom detached house situated on the sought after Oak Lodge Road is perfect for a busy growing family.

Including, porch, lounge, dining area, breakfast kitchen, three bedrooms, family bathroom, garage, off road parking and a corner plot giving garden space to three sides of the property.

Situated in the popular residential area High Green, it is ideal for commuters using the motorway links with the junctions being a short drive away. Amenities such as schools, doctors, supermarkets, independent stores are also close by along with having countryside on your door step.

**\*\*COUNCIL TAX BAND C\*\***

**\*\*FREEHOLD\*\***

### Entrance Porch

External door leading to the porch area. Space for shoes and coats. Built in storage cupboard and stairs leading to the first floor landing. Side facing window.

### Lounge

Front facing window. Feature fire place with gas fire. Double doors leading into the dining area.

### Dining Area

Space for a full table and chairs. Patio doors leading to the rear garden. Open plan space leading to the kitchen area. Built in storage cupboard.

### Kitchen

Wall and base units with space for oven, hob with extractor fan, washing machine, dishwasher, fridge, freezer, sink with drainer. Rear and side facing windows. External door leading to the garden.

### First Floor Landing

Doors leading to the bedrooms and bathroom. Side facing window.

### Bedroom One

Space for a double bed and wardrobes. Front facing window. Built in storage.

### Bedroom Two

Rear facing window with woodland views. Space for a double bed and fitted wardrobes.

### Bedroom Three

Space for a bed and drawers. Side facing window and built in storage.

### Bathroom

WC, Pedestal sink and a shower cubicle. Rear facing window.

### Garage

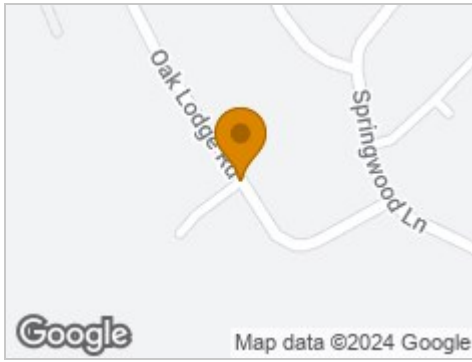
Up and over door. Side access via the garden. Power and lighting.

### Exterior

The property is situated on a corner plot with a path leading to the main entrance of the house. The front and side garden are surrounded by privet with a lawn and trees. The rear garden consists of a lawn and patio area with space for a green house. Access to the garage via the garden along with a driveway. Stunning woodland views.



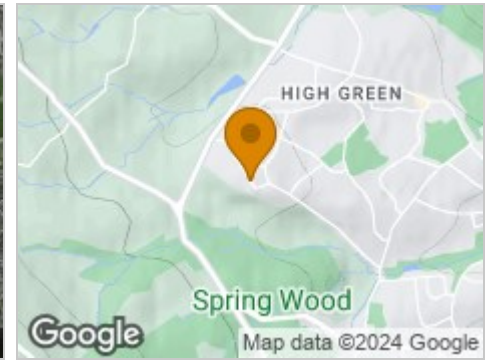
## Road Map



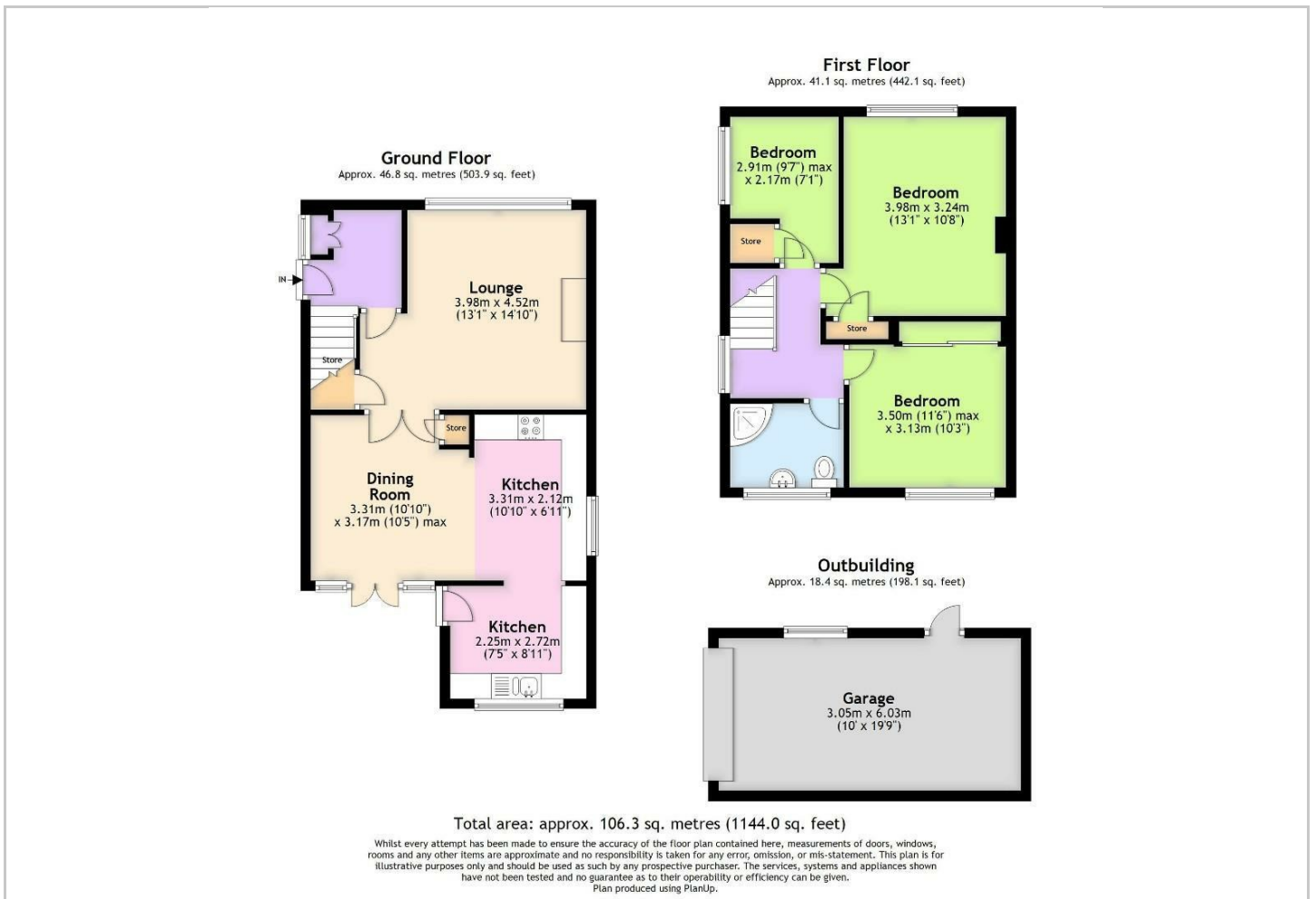
## Hybrid Map



## Terrain Map



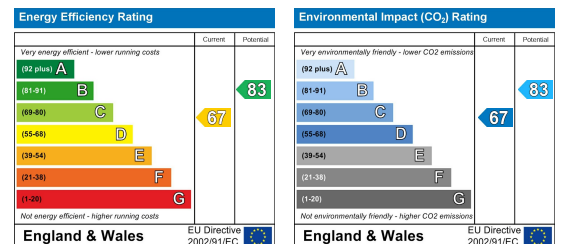
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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