



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

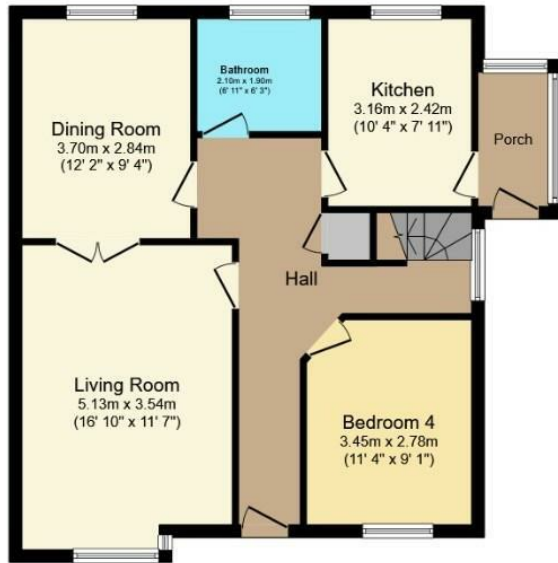
28 Birch House Avenue, Oughtibridge, Sheffield, South  
Yorkshire, S35 0FH

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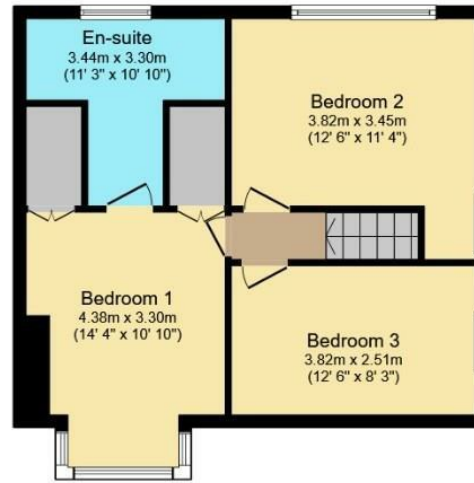
Asking Price £360,000

Hunters Hillsborough are delighted to present a four bedroom semi detached home with outstanding views and offered for sale with no onward chain. Situated in the highly desirable area of Oughtibridge, the property enjoys a driveway and a garage on the lower ground floor which is approached via a private lane at the rear. Accommodation over 3 floors with entry to the property via the ground floor into the entrance hallway. Relaxing lounge with a bay window and focal feature fire surround with a gas fire. Concertina doors lead through to the family dining room which has picturesque views over the garden and across the valley. Kitchen with a good range of wall and base units and leading off to a porch. Bedroom four is on the ground floor and overlooks the front garden. Main family bathroom with white 3 piece suite comprising bath, shower over bath, sink basin and W/C. Up to the first floor with 3 double bedrooms, the master with en suite comprising shower enclosure, W/C and sink basin. Access to the lower ground floor via the side of the house to a utility area with sink, work surfaces and plumbing for a washing machine. Door through to storage / workshop area and a garage. Outside the property enjoys front and rear gardens surrounded with mature shrubs and plants. There's a nature pond and a patio area to the rear and a driveway.

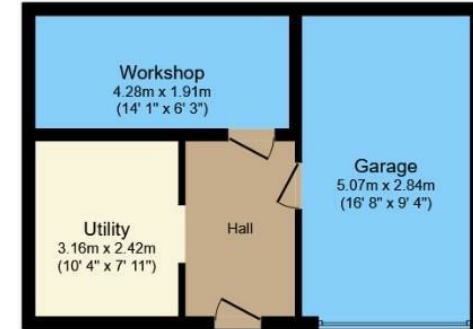
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
hillsborough@hunters.com | www.hunters.com



**Ground Floor**



**First Floor**



**Lower Ground**

Total floor area 157.3 m<sup>2</sup> (1,694 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**LOCAL AREA**

Oughtibridge boasts excellent amenities including the local Co-op supermarket, hairdressers, takeaway and public houses. Catchment for schools including Oughtibridge Primary and Bradfield Secondary. Birch House Avenue is just a short walk away from the green spaces Coronation Park has to offer along with riverside walks.

**GENERAL REMARKS**

GENERAL REMARKS TENURE The property is Leasehold -735 years remaining.

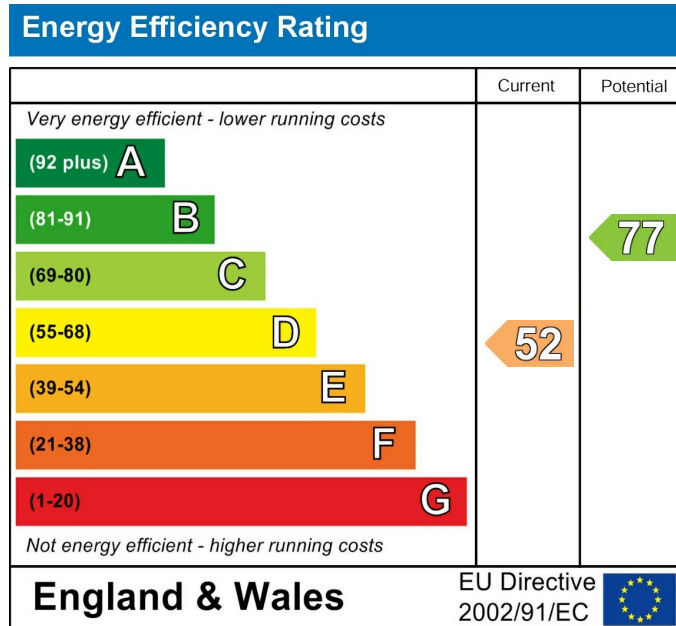
RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for Council Tax Band D.

**VACANT POSSESSION**

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual needs.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











