



HUNTERS®
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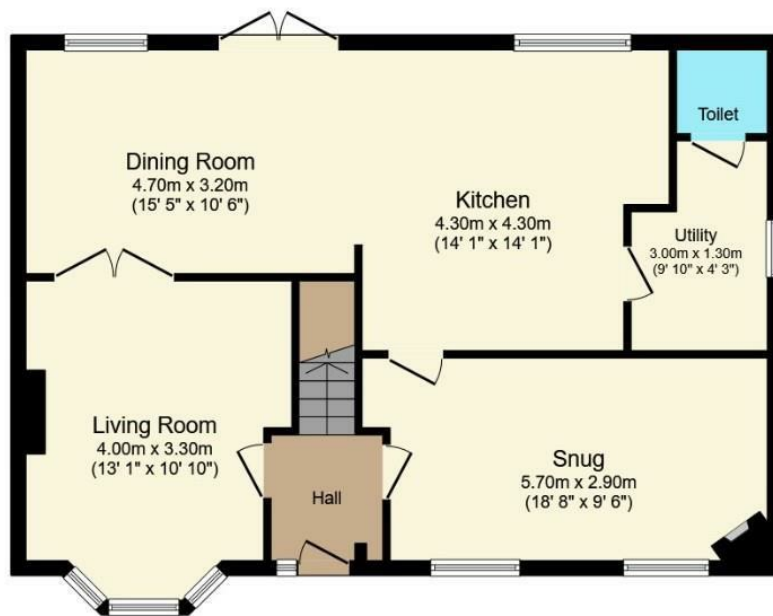
5 Wortley Drive, Oughtibridge, Sheffield, S35 0JH

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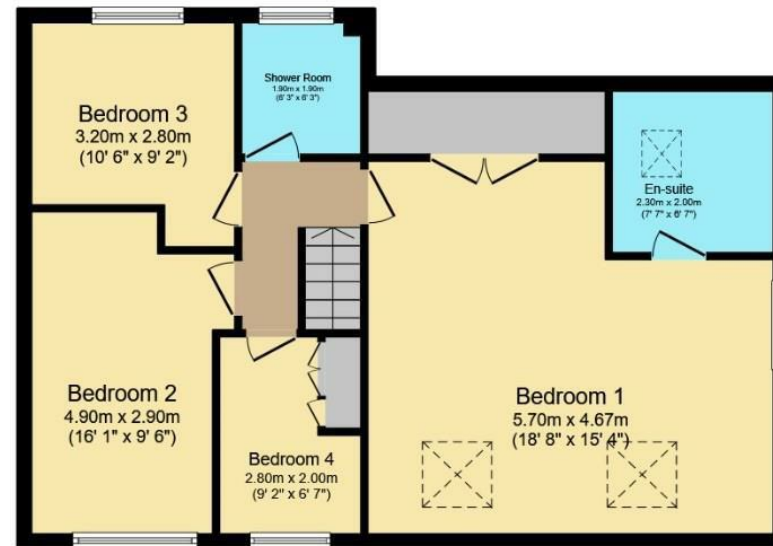
Offers In Excess Of £375,000

Hunters Hillsborough are delighted to present a superb extended four bedroomed semi detached home situated on a quiet cul de sac in the popular village of Oughtibridge. Featuring a snug/family room with a log burner, separate utility and a good size garage, viewing is highly recommended. Entry via the front door into a welcoming entrance hallway giving access to all downstairs rooms. The lounge has a bay window with a modern feature fire surround and a gas fire, double doors take you through to the open plan kitchen diner. This fabulous dining/entertaining area has been finished to a high standard with modern panelled feature wall in the dining area and French doors to the garden. Fantastic range of fitted wall and base units in the kitchen with an integrated dishwasher, and space for a Range cooker and an American style fridge freezer. Ample work surfaces and views over the garden. A door leads through to the utility room with a sink and plumbing for a washing machine. Door through to the downstairs W/C. From the kitchen you have access to the snug/family room, ideal for cosy evenings with a corner log burner and two front facing windows, access to the entrance hallway. Upstairs the en suite master bedroom is an envious size with velux windows, walk in wardrobe space and eaves access. En suite with a bath, shower over bath, W/C and sink basin. Two further double bedrooms and one single. Family bathroom with a walk in shower having a rainfall and handheld shower, sink basin and a W/C. The property occupies a sizeable plot having a delightful low maintenance front garden with pebbled areas and a fantastic range of mature shrubs and plants. The rear garden has something for everyone, a stone circular patio ideal for garden furniture, a raised lawn, wooden pergola with space for seating and further patio areas ideal for summer bbq's. To the side of the property is a large garage with room for two cars plus storage and a two car driveway.

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Ground Floor



First Floor

Total floor area 149.8 sq.m. (1,612 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 village boasts local shops, pubs, cafes , doctors and pharmacists along with the green open space of Coronation park and river walks. Within the catchment for Oughtibridge Primary School and Bradfield Secondary.

GENERAL REMARKS

TENURE

This property is Freehold.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

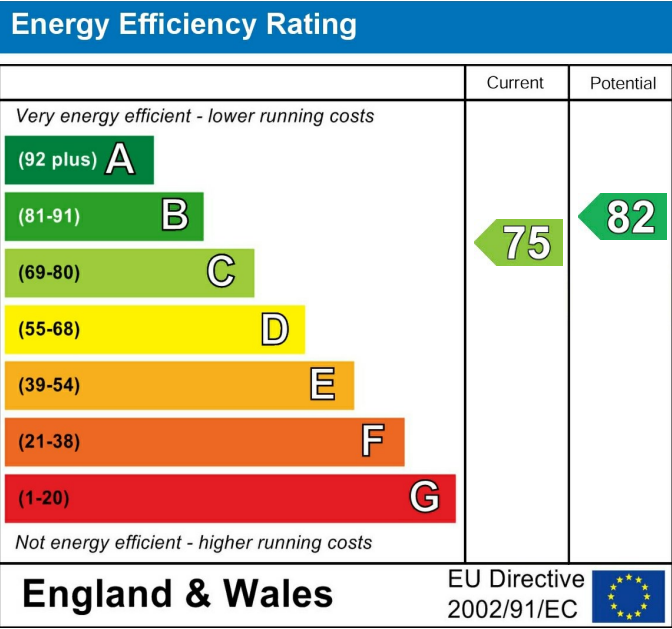
VACANT POSSESSION

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 requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



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.





