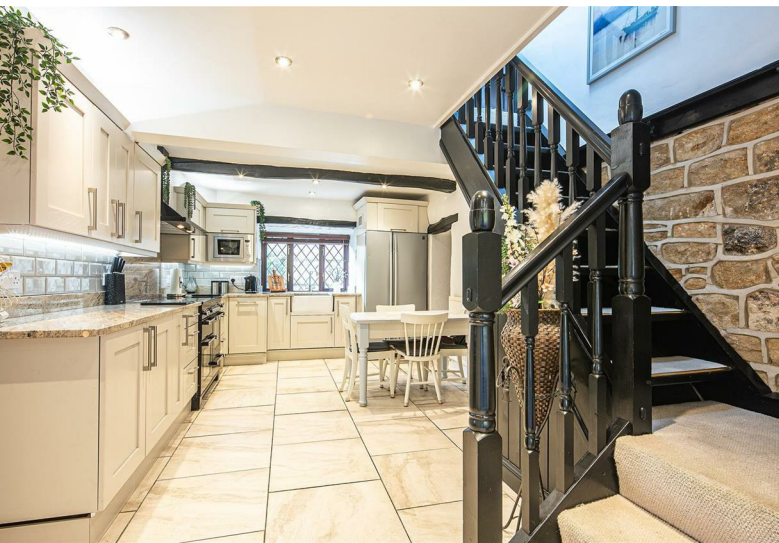


Saxton Mee



Middlewood Road North Oughtibridge Sheffield S35 0HE
Offers Around £475,000

Middlewood Road North

Sheffield S35 0HE

Offers Around £475,000

**** FREEHOLD **** A unique opportunity has arisen to acquire this three double bedroom, two bathroom, stone built detached cottage which enjoys lovely river bank and woodland views. Situated on this admirable plot, the property benefits from a composite decked terrace and gardens along-with a driveway providing ample off-road parking, double detached garage and gas central heating. The living accommodation briefly comprises: entrance door which opens into the hallway with a useful storage cupboard and a further stable door which opens onto the rear. A door then opens into the inner lobby with a fitted storage cupboard and access to double bedroom three, a bathroom and the kitchen. The four piece suite bathroom includes a bath, shower cubicle, WC and wash basin. The kitchen diner has a range of wall, base and drawer units with a complementary granite work surface which incorporates the ceramic pot sink with mixer tap. There is housing for a Range cooker, space for an American style fridge freezer, plumbing for a dishwasher and integrated microwave. Double doors open into a garden room enjoying lovely river views and uPVC French doors opening onto the terrace. From the kitchen access into the lounge with original features including stone work and beams while the focal point of the room is the cast iron multi-fuel stove set in a stone fireplace. There is a lovely bay window. Double doors then open into a further conservatory again enjoying the lovely views over the river and the woods behind, uPVC French doors open onto a terrace. From the kitchen, a staircase rises to the first floor landing with a Velux window allowing lots of natural light, access into the two bedrooms and the shower room. Both bedrooms are double in size and benefit from side and Velux windows and ample eaves storage. The shower room has a shower cubicle, WC and wash basin set in a vanity unit.

- EARLY VIEWING ADVISED
- UNIQUE OPPORTUNITY
- THREE DOUBLE BEDROOMS & TWO BATHROOMS
- AMPLE OFF-ROAD PARKING
- LOVELY RIVER & WOODLAND VIEWS
- EASY ACCESS TO LOCAL AMENITIES
- GOOD LOCAL SCHOOLS
- PUBLIC TRANSPORT LINKS





OUTSIDE

Gated entrance and a block paved driveway. Stone built detached garage which benefits from electric and lighting. Lawn garden and a large stone patio and composite decked terrace overlooking the river. Side garden with a lawn.

LOCATION

Situated in this superb location in the village of Oughtibridge which boasts excellent amenities including a bakers, Co-op supermarket, hairdressers, takeaway and public houses. Excellent catchment for schools including Oughtibridge Primary and Bradfield Secondary. Attractive local country walks. Regular public transport. Easy access to Fox Valley Shopping Centre, motorway connections and Sheffield city centre.

NOTES

The property is Freehold and currently Council Tax Band C.

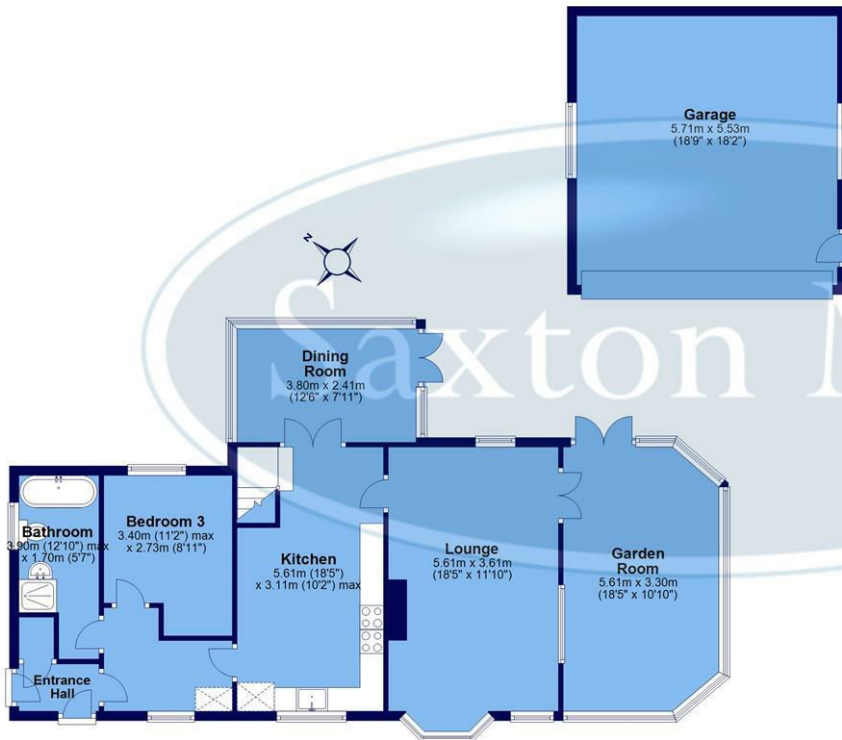
VALUER

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.

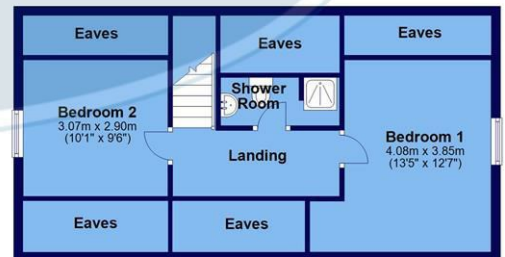
Ground Floor

Main area: approx. 89.4 sq. metres (962.1 sq. feet)
 Plus garage: approx. 51.8 sq. metres (556.1 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.0 sq. feet)



Main area: Approx. 139.2 sq. metres (1498.1 sq. feet)
 Plus garages: approx. 51.8 sq. metres (556.1 sq. feet)

All measurements are approximate
 Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	84	53

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	45	81