



Orchard Street Oughtibridge Sheffield S35 0HL
Offers Around £170,000

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**** FREEHOLD **** Situated on this residential road is this two/three bedroom semi detached property which enjoys gardens to both the front and rear and benefits from an off-shot kitchen, uPVC double glazing and gas central heating throughout. The property is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own taste. The property is situated in the popular residential area of Oughtibridge with excellent amenities close-by, regular public transport and reputable local schools including Oughtibridge Primary (Outstanding Ofsted) and Bradfield School. In brief, the living accommodation comprises front uPVC entrance door which opens into the lounge with a large front window allowing natural light, the fireplace with a gas fire (not tested) is the focal point of the room. There is a lift which takes you to the first floor. A door then opens into the dining room with a trap door opening to the cellar and a storage cupboard. The kitchen has a range of units with a complementary work surface which incorporates the sink and drainer. There is housing for an oven, washing machine and fridge freezer. From the dining room, a staircase rises to the first floor landing with access into the loft space, the two bedrooms and a wet room. The master is a fantastic size, which was originally split into two and could be easily transformed back. Double bedroom two overlooks the rear garden. The wet room comes with a WC and wash basin.

- VIEWING RECOMMENDED - SUPERB OPPORTUNITY
- TWO/THREE BEDROOMS
- LOUNGE, DINING ROOM & OFF SHOT KITCHEN
- FRONT & REAR GARDENS
- AMENITIES CLOSE-BY
- WELL REGARDED LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & FOX VALLEY SHOPPING CENTRE
- PUBLIC TRANSPORT LINKS





OUTSIDE

To the front of the property is a privet hedge and wall which encloses the lawn. To the rear is a garden which is laid to patio.

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.

MATERIAL INFORMATION

The property is Freehold.

The property is 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.

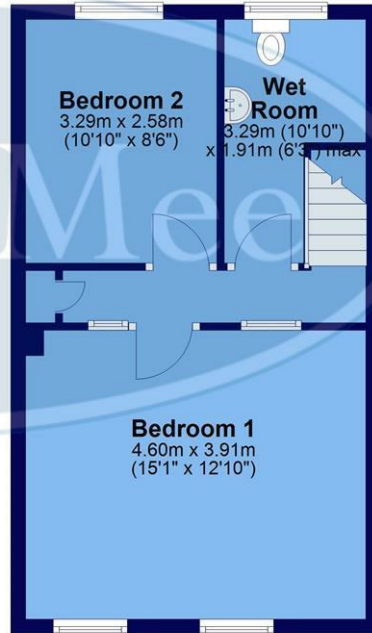
Ground Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 79.3 sq. metres (853.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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