



Forge Lane Oughtibridge Sheffield S35 0GG
Offers In The Region Of £290,000

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**** NO CHAIN ** WEST FACING REAR GARDEN **** Situated in the fantastic village location of Oughtibridge and enjoying the lovely river views is this three bedroom, two bathroom end townhouse which has a fully enclosed rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating. In brief, the living accommodation comprises front composite door which opens into the entrance hall with an under stair storage cupboard and a downstairs WC. Access into the kitchen and the lounge/dining room. The kitchen has a range of wall, base and drawer units with a complementary work top which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge, freezer, microwave and dishwasher along with housing and plumbing for a washing machine. The focal point of the lounge/dining room is the electric fire set in an attractive surround. Sliding doors then open into the extended garden room with uPVC French doors. This bright and airy space is perfect for enjoying the views over the rear garden. From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the three bedrooms and the family bathroom. The master to the front has a fitted wardrobe and comes with an en suite shower room with WC and wash basin. Bedrooms two and three are both rear facing. The bathroom comes with a three piece suite including bath with shower attachment, WC and wash basin.

- VIEWING RECOMMENDED
- THREE BEDROOM TOWNHOUSE
- WEST FACING REAR GARDEN
- DRIVEWAY & GARAGE
- KITCHEN, LOUNGE/DINING ROOM & EXTENDED GARDEN ROOM
- FANTASTIC LOCATION WITH LOVELY RIVER VIEWS
- AMENITIES CLOSE-BY
- WELL REGARDED LOCAL SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- PUBLIC TRANSPORT LINKS





OUTSIDE

To the front is a lawn with a driveway to the side which leads to the garage with up and over door and storage in the roof space. A gate gives access to the fully enclosed rear garden.

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 Leasehold with a term of 999 years running from the 1st June 2002.
The property is currently Council Tax Band C.

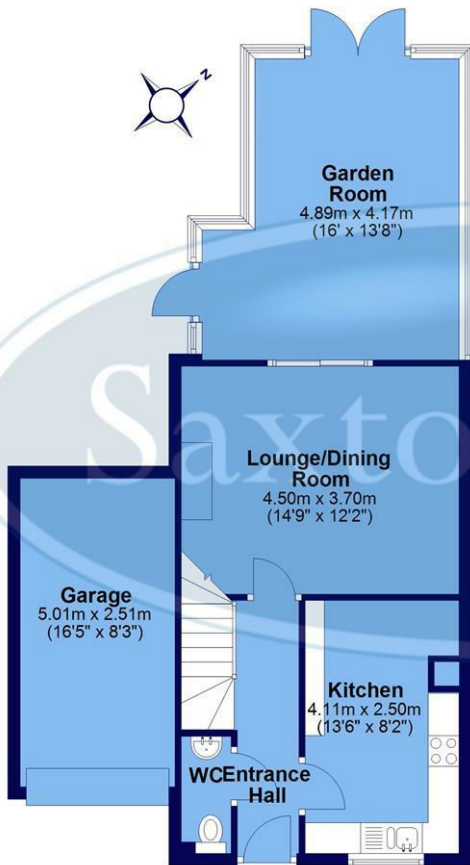
VALUER

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.

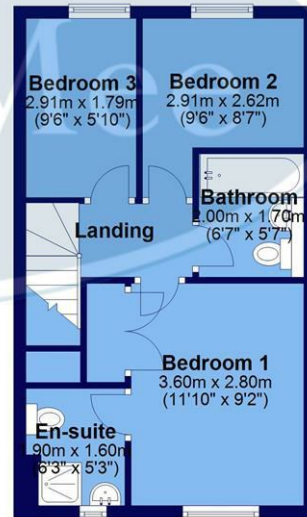
Ground Floor

Approx. 67.0 sq. metres (721.7 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



Total area: approx. 102.6 sq. metres (1104.8 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		89
(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	