



Birks Wood Drive Oughtibridge Sheffield S35 0HY
Guide Price £270,000

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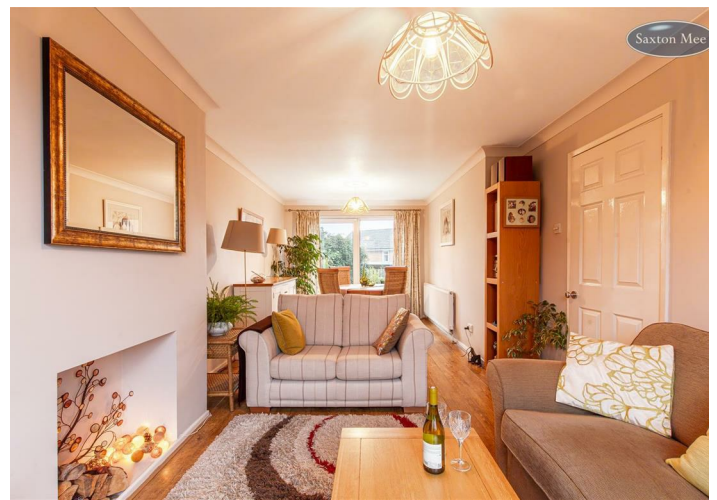
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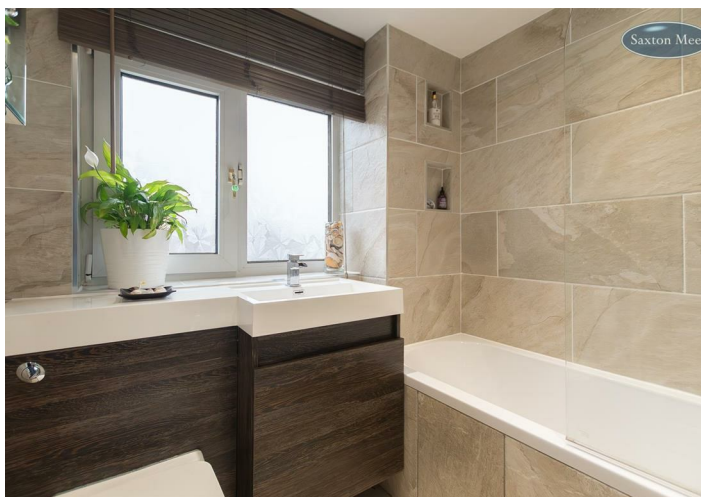
GUIDE PRICE £270,000-£280,000 ** WEST FACING REAR GARDEN ** Situated in this popular residential area enjoying attractive views is this well presented, three bedroom semi detached property which enjoys a west facing rear garden and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. Oughtibridge is a fantastic location with beautiful countryside, outstanding views and yet only 5 miles from Sheffield centre, there is a bus stop which is a 2 minute walk away as well as the park and ride at both Middlewood and Malin Bridge within easy reach.

Tastefully decorated throughout, the living accommodation briefly comprises sliding door which opens into a porch with a further door opening into the entrance hall with storage under the stairs. Access into the open plan lounge and dining room and the kitchen. The lounge/dining room has a large window to the front, attractive flooring throughout and sliding patio doors opening onto the rear garden. The kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include fridge, freezer, dishwasher and electric oven along with housing and plumbing for a washing machine. The gas boiler is housed in a cupboard under the stairs.

From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, a storage cupboard, the three bedrooms and the bathroom. The good sized master is to the front and has space for furniture. Double bedroom two is to the rear and again has room for furniture. Bedroom three is currently used as an office. The bathroom is fully tiled and comes with a modern three piece suite including bath with overhead shower, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM WITH A SEPARATE KITCHEN
- DRIVEWAY, DETACHED GARAGE & A WEST FACING REAR GARDEN
- STUNNING VIEWS





OUTSIDE

To the front of the property is a lawn with attractive planted borders. A good sized driveway continues down the side of the property to the detached garage which has an up and over door. A gate opens to the fully enclosed rear garden which has a patio, lawn and planted borders.

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 which has an Ofsted Outstanding rating at its latest inspection and Bradfield Secondary. Beautiful countryside, outstanding views and yet only 5miles from Sheffield centre. Bus stop 2 minute walk away. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

MATERIAL INFORMATION

The property is Leasehold with a term 200 years running from the 25th March 1967.

The property is currently Council Tax Band B.

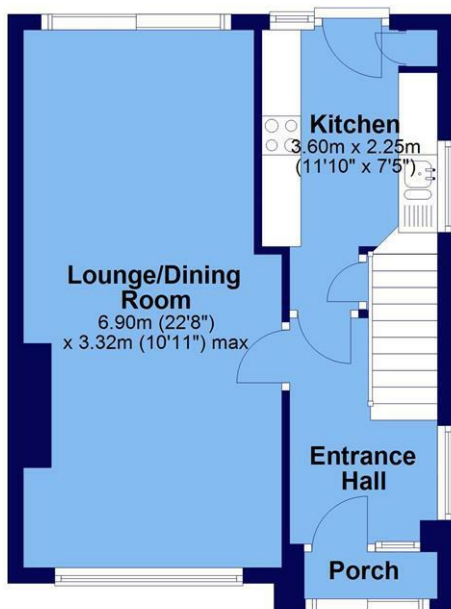
VALUER

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.

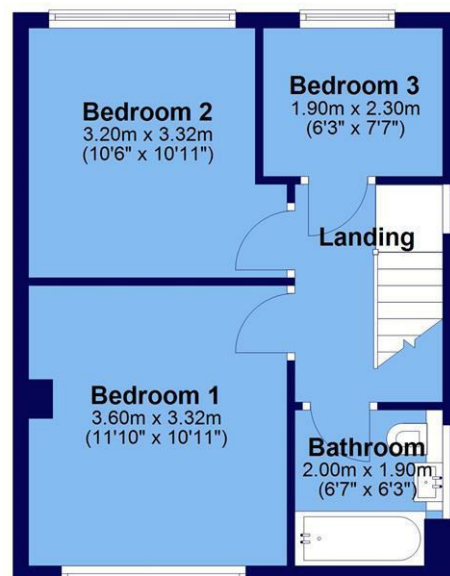
Ground Floor

Main area: approx. 37.4 sq. metres (402.7 sq. feet)
Plus garages: approx. 15.1 sq. metres (162.2 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.5 sq. feet)



Main area: Approx. 74.1 sq. metres (797.2 sq. feet)
Plus garages: approx. 15.1 sq. metres (162.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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