



Middlewood Road North Oughtibridge Sheffield S35 0HF  
Price £220,000



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Sheffield S35 0HF

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**\*\* FREEHOLD \*\* NO CHAIN \*\*** Situated in the sought-after village of Oughtibridge is this three bedroom terrace property which offers stunning views of the picturesque River Don. 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 benefits from a private rear garden, double glazing, gas central heating throughout, a combi boiler and has ample on street parking available nearby. There are country walks, public houses and an outstanding primary school close-by. A short walk or drive away is Hillsborough with its wide range of retail & leisure amenities and schooling options as well as excellent transport links and is highly commutable for central Sheffield and beyond.

Set over four levels (including the cellar) the living accommodation briefly comprises front entrance door and porch which opens into the lounge. A door then opens into the kitchen/diner which has space for an oven, plumbing for a dishwasher, houses the boiler and has access to the good sized cellar.

A staircase rises to the first floor landing with access into two bedrooms and the bathroom. The bathroom has a three piece suite including bath, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three.

- EARLY VIEWING ADVISED
- IN NEED OF SOME MODERNISATION
- THREE BEDROOM TERRACE PROPERTY
- LOUNGE, KITCHEN/DINER & CELLAR
- PRIVATE REAR GARDEN WITH VIEWS OVER THE RIVER DON
- FANTASTIC LOCATION
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO STOCKSBRIDGE, HILLSBOROUGH & SHEFFIELD CITY CENTRE







## OUTSIDE

To the front is a small forecourt and to the rear is a private 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.

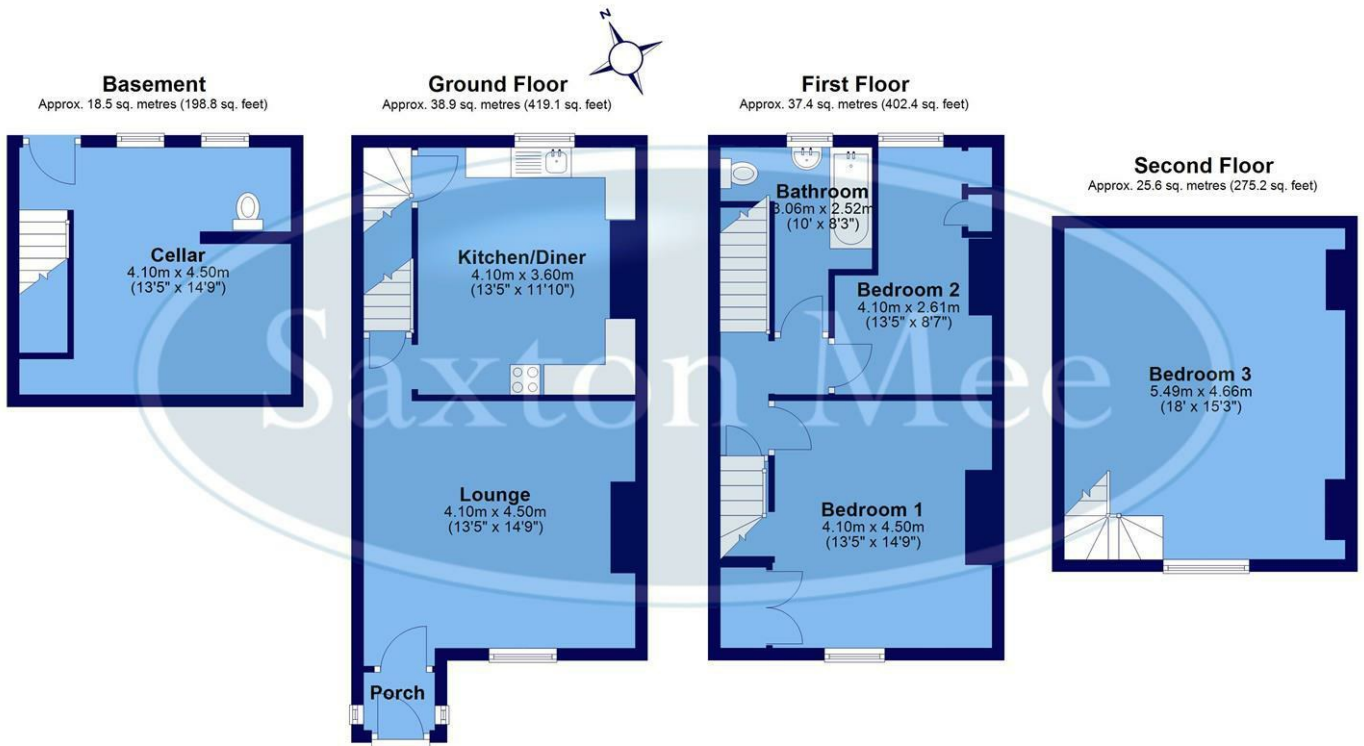
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## 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.



Total area: approx. 120.4 sq. metres (1295.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		<b>57</b>	<b>83</b>
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	