



River View Road Oughtibridge Sheffield S35 0JG  
Offers Around £285,000



## River View Road

Sheffield S35 0JG

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**\*\* SOUTH FACING REAR GARDEN \*\*** Situated at the end of this quiet-cul-de sac position is this three bedroom semi detached property which enjoys a good sized, south facing garden and benefits from solar panels, a driveway, a detached garage, uPVC double glazing and gas central heating.

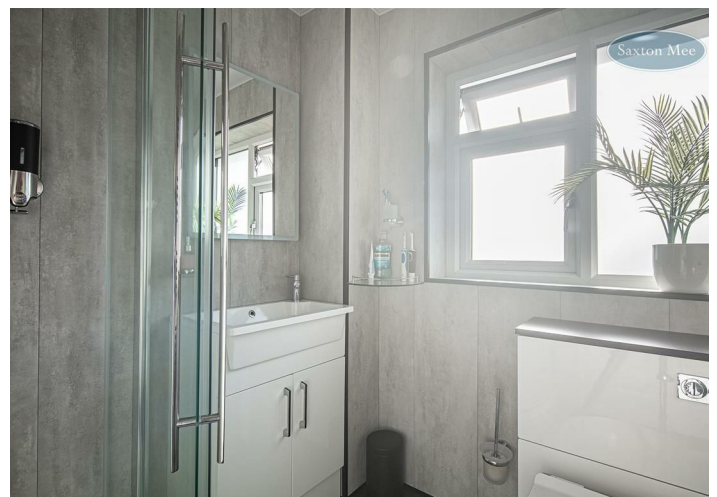
Tastefully decorated throughout, the well presented living accommodation briefly comprises front door which opens into the entrance hall with space for coats and shoes. Double doors open into the lounge with an under stair storage cupboard and a large front window allowing lots of natural light to flow through the room. An opening leads into the dining room with uPVC French doors opening onto the rear garden. A door then opens into the separate kitchen which has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. Integrated appliances include an electric oven with a four ring hob over and extractor above along with housing and plumbing for a washing machine, dishwasher, fridge and freezer.

From the entrance hall, a staircase rises to the first floor landing with access into the useful boarded loft space, the three bedrooms and the shower room. Double bedroom one is to the front aspect and benefits from fitted wardrobes. Double bedroom two is to the rear and again benefits from fitted wardrobes. Bedroom three is to the front and has a fitted cupboard. The modern and contemporary shower room has a LED mirror, shower enclosure, WC and wash basin set within a vanity unit.

- THREE BEDROOMS
- LOVELY VIEWS
- LOUNGE, DINING ROOM & KITCHEN
- DETACHED GARAGE
- SOUTH FACING GARDEN
- GOOD SCHOOL CATCHMENT AREA
- MODERN SHOWER ROOM
- AMENITIES & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE







## OUTSIDE

To the front is a garden. A driveway leads to the detached garage with an up and over door and a recently fitted rubber roof. A gate opens to the fully enclosed, good sized rear garden which has a wooden decked area and 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 which has an Ofsted Outstanding rating at its latest inspection and Bradfield Secondary. Beautiful countryside, outstanding views and yet only 5miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

## MATERIAL INFORMATION

The property is Leasehold with a term of 999 years running from the 24th April 1973. The property benefits from solar panels creating approximately £800.00 per annum with approximately 15 years remaining on the feeding tariff scheme. The property is currently Council Tax Band B.

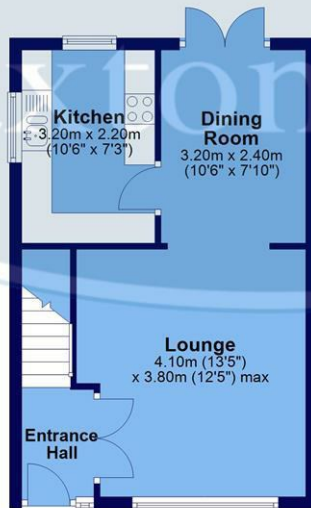
## VALUER

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.

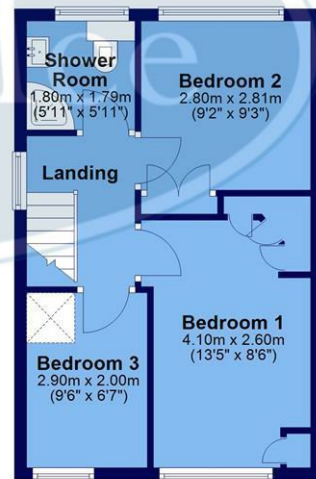
## Ground Floor

Main area: approx. 34.8 sq. metres (374.1 sq. feet)  
Plus garages: approx. 17.2 sq. metres (185.0 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



Main area: Approx. 69.5 sq. metres (748.1 sq. feet)  
Plus garages: approx. 17.2 sq. metres (185.0 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
83	87
Very energy efficient - lower running costs (92 plus) A (81-91) B (65-80) C (55-64) D (41-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
80	86
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (65-80) C (55-64) D (41-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	