



Birch Grove Oughtibridge Sheffield S35 0FG
Price Guide £440,000

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GUIDE PRICE £440,000-£450,000 ** NO CHAIN ** FREEHOLD ** LARGE TRIPLE GARAGE ** AMPLE OFF-ROAD PARKING ** Viewing is essential to appreciate the accommodation on offer of this three double bedroom semi detached property which enjoys gardens to both the front and rear and benefits from a brand new open plan kitchen and entrance hall, a large triple garage, off-road parking for three/four vehicles, uPVC double glazing and gas central heating. The property is located in the popular village of Oughtibridge on a quiet cul-de-sac with amenities close-by along-with well regarded local schools including Oughtibridge Primary School.

In brief, the well presented living accommodation comprises: side uPVC entrance door which opens into the entrance hall with an under stair cupboard and downstairs WC. There is access into the open plan lounge and dining room and the kitchen/breakfast room. The excellent size open plan 'L' shaped lounge and dining room has two large windows which allow natural light, while the cast iron stove is the focal point of the room. The brand new fitted kitchen has a range of wall, base and drawer units with attractive work surfaces which incorporate the sink, drainer and the five ring induction hob with extractor above. Integrated appliances include a double electric oven. There is a central island with seating. A uPVC door then opens into the entrance porch/utility with housing and plumbing for a washing machine.

From the entrance hall a staircase rises to the first floor landing with access into the three double bedrooms and the family bathroom. The spacious master bedroom has a large window enjoying the stunning views along-with a full size walk in wardrobe (which could be turned into a fourth bedroom if wanted). Double bedroom two benefits from a fitted wardrobe. Double bedroom three, again enjoys the views. The bathroom has a modern three piece including bath with overhead shower, WC and wash basin set in a combination unit.

- LOVELY FAMILY HOME BEAUTIFULLY PRESENTED THROUGHOUT
- THREE DOUBLE BEDROOMS THE MASTER WITH A WALK-IN WARDROBE
- OPEN PLAN LOUNGE & DINING ROOM
- FABULOUS KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- OFF-ROAD PARKING
- TRIPLE GARAGE
- FULLY ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL AREA CLOSE TO AMENITIES, WELL REGARDED SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





GARAGE & OUTSIDE

Included in the sale is the large triple garage built with brick and block with cavity insulation and spray foam roof insulation. Heavy duty steel security doors. This would make a great home business, workshop, granny flat or two bed bungalow. This would be subject to the necessary planning consents. Please note that the garage and surrounding area has its own title plan and access lane. There is off-road parking for three/four vehicles plus roadside parking. The fully enclosed rear garden has a large patio, large decking and a lawn.

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

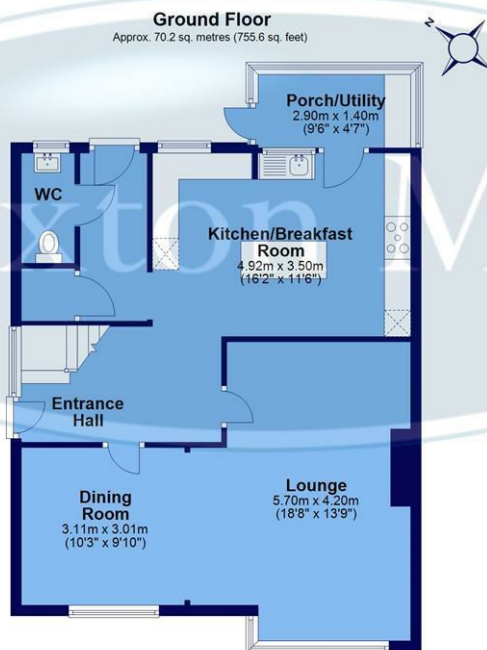
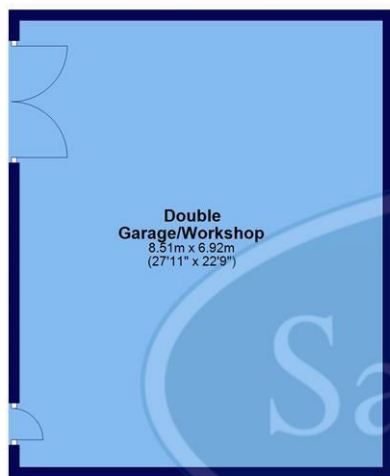
The property is Freehold and currently Council Tax Band C.

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
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 58.9 sq. metres (634.4 sq. feet)



Main area: Approx. 120.5 sq. metres (1297.5 sq. feet)
Plus garages, approx. 58.9 sq. metres (634.4 sq. feet)

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

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Stocksbridge

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