



Main Road Oughtibridge Sheffield S35 0DN  
Guide Price £325,000



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GUIDE PRICE £325,000-£330,000 \*\* TWO ALLOCATED PARKING SPACES \*\* DAVID WILSON BUILT \*\* Forming part of the prestigious Oughtibridge Valley, is this three bedroom, two bathroom semi detached property which enjoys a landscaped rear garden and benefits from two allocated parking spaces, EV charging point, uPVC double glazing and gas central heating. This brand new estate is situated in a highly sought-after location surrounded by picturesque woodland with the amenities of Oughtibridge, Stocksbridge and Sheffield close-by as well as The old Mill building which has been converted into a destination restaurant by award-winning Sheffield restaurant, Jöro.

Stylishly decorated throughout, the well presented living accommodation briefly comprises from door which opens into the entrance hall with a downstairs WC and access into the lounge. The well proportioned lounge has a front window and a useful under stair storage cupboard. A door then opens into a lobby with access into the kitchen/diner. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a fridge freezer, dishwasher, washing machine, an electric oven and a four ring gas hob with extractor above. French doors then open onto the rear garden and a patio, perfect for outside entertaining.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the main bathroom. The master bedroom has two windows allowing natural light, fitted wardrobes and the added advantage of an en-suite shower room with WC and wash basin. Double bedroom two, again has fitted wardrobes. Bedroom three is currently used as a home office. The bathroom has a three piece suite including bath, WC and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- MASTER BEDROOM WITH FITTED WARDROBES & EN-SUITE
- TWO ALLOCATED PARKING SPACES WITH EV CHARGING POINT
- WELL PROPORTIONED LOUNGE
- KITCHEN DINER WITH INTEGRATED APPLIANCES & FRENCH DOORS
- LANDSCAPED REAR GARDEN
- 7 YEARS LEFT ON ITS NEW BUILD GUARANTEE
- VILLAGE LOCATION, 5 MILES FROM SHEFFIELD CITY CENTRE
- EASY ACCESS TO AMENITIES, WELL REGARDED SCHOOLS & TRANSPORT LINKS







## OUTSIDE

Two allocated parking spaces with EV charging point. To the rear is a fully enclosed, landscaped garden with a patio, artificial lawns, power outlet and a garden shed with power and storage.

## LOCATION

The villages of Wharnccliffe Side and Oughtibridge are close by with excellent local amenities including café, pubs, GP Doctors surgery, a Co-op and good local schools. Glen Howe Park is on the doorstep with a children's play area and acres of green open space. Fox Valley Shopping Centre is only a short car journey as too is Sheffield City Centre with its excellent amenities, Universities and Hospitals. There are excellent motorway links and a train station only 25 minutes away. Bradfield and the Peak District are only a short drive away but there are stunning county walks on the doorstep including Glen Howe Park, Morehall and Ewden Dams.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

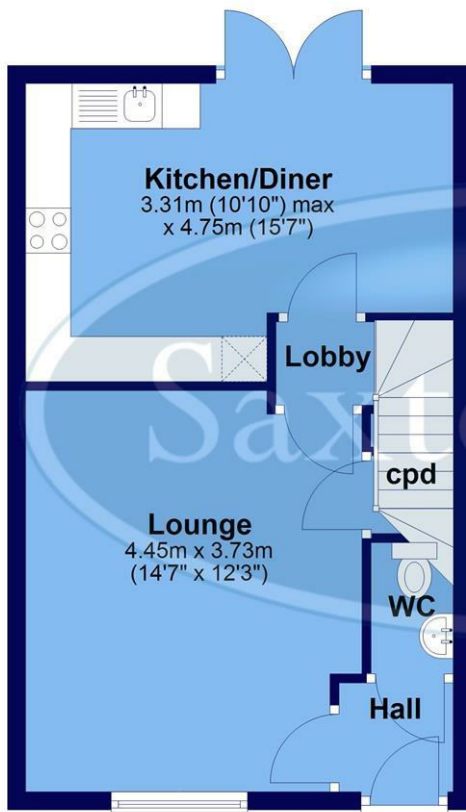
## VALUER

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.

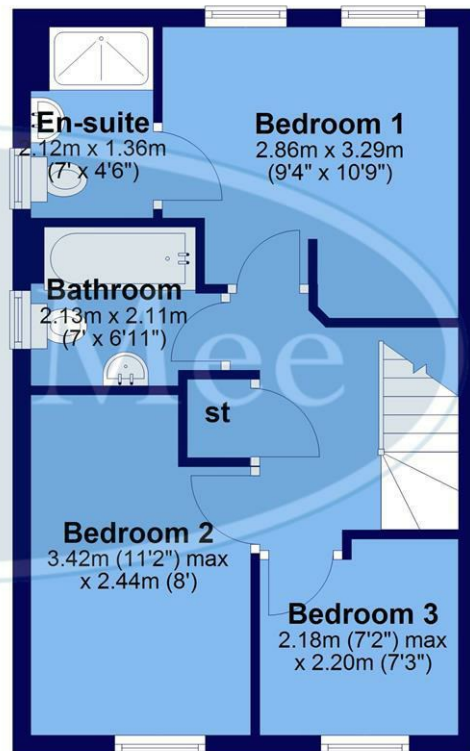
## Ground Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Total area: approx. 74.1 sq. metres (797.9 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) <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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	