



Haggstones Road, Oughtibridge, S35

Asking Price £520,000

- NO CHAIN
- DETACHED PROPERTY
- SPACIOUS ROOMS THROUGHOUT
- COUNCIL TAX BAND E - £2693.83
- EXCEPTIONALLY LARGE REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- FOUR DOUBLE BEDROOMS
- GREAT POTENTIAL
- FREEHOLD
- VIEWING RECOMMENDED

120 Haggstones Road, Sheffield S35 0LP

****NO CHAIN** DETACHED FAMILY HOME WITH LARGER THAN AVERAGE GARDEN**** A viewing is essential to appreciate the space and accommodation on offer in this generous four double bedroom Oughtibridge home. Located in this sought after area in an admirable plot and having so much renovation potential. The property has a layout ripe for conversion to open plan living, with the new owners having the chance to put their own stamp on things. Extensive architects plans are available to view on request, offering the right buyer the chance to create their own amazing forever home. The relevant planning permissions would need approving. With the huge private rear garden looking over woodland, the plot is truly idyllic. The property briefly comprises of; Entrance hallway; Lounge; Dining room; Kitchen; Utility area; Conservatory; Downstairs wc; Stairs rising to the first floor; Four double bedrooms; Family bathroom; Storage area; Garage; Gated front drive and garden; Fantastic rear garden;



Council Tax Band: E



FULL DESCRIPTION

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ENTRANCE HALLWAY

An obscure double glazed composite entrance door opens to the welcoming hallway, with; Obscure double glazed side and over head panels; Wood effect laminate flooring; Ceiling light point; Central heating radiator; Stairs rising to the first floor; Solid doors to the lounge, dining room, kitchen and downstairs wc;

LOUNGE

This spacious lounge has; uPVC double glazed window to the front elevation; uPVC double glazed patio doors to the rear garden; Feature fireplace; Carpet flooring; Ceiling light point; Central heating radiator;

DINING ROOM

Having; Large uPVC double glazed window to the front elevation; Feature fireplace; Serving hatch; Carpet flooring; Ceiling light point; Central heating radiator;

KITCHEN

This good size kitchen comprises of; A good range of wood effect wall, base and draw units with roll top work surfaces; 1 1/2 sinks and drainer with mixer tap; Integrated four ring gas hob and double oven; uPVC double glazed window to the rear elevation; Part

tilled walls; Space and plumbing for washer/ dryer; Tiled flooring; Under unit lighting; Breakfast seating area; Ceiling light point; Central heating radiator; Glazed door to the conservatory; Open access to the utility area;

UTILITY AREA

With; Wood effect wall and base units with roll top work surfaces; Part tiled walls; Space for an upright fridge/ freezer; Tiled flooring; Strip light; Central heating radiator; Solid door to the garage;

CONSERVATORY

With; uPVC windows to all aspects; uPVC double glazed entrance door to the rear garden; Wood effect laminate flooring; Ceiling light point; Central heating radiator;

DOWNSTAIRS WC

A step down from the hallway leads into the downstairs wc, comprising of; WC; Wash basin; Under stairs storage area; uPVC obscure double glazed window to the rear elevation; Half tiled walls; Laminate flooring; Ceiling light point; Central heating radiator;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

This great size bedroom one has; Large uPVC double glazed window to the front elevation; uPVC double glazed window to the rear elevation; Wash basin set into vanity unit; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

Another spacious double bedroom with; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

Double bedroom three with; uPVC double glazed window to the rear elevation; Ceiling light point; Central heating radiator; Carpet flooring;

BEDROOM FOUR

Having; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Comprising of; WC; Wash basin; Panelled bath, with wall mounted shower and side screen door; uPVC obscure double glazed window to side elevation; Part tiled walls; Laminate flooring; Ceiling light point; Central heating radiator;

FIRST FLOOR LANDING AND STAIRS

The landing area Having; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Solid doors to all bedrooms, the bathroom and the storage cupboard;

GARAGE

With; An up and over door; Power and lighting; Solid door into the utility area; Obscure glazed door to the rear garden;

DRIVEWAY PROVIDING OFF ROAD PARKING

This block paved gated area provides parking for multiple vehicles;

FRONT GARDEN

Benefitting from a lawn area with mature shrubs and plants and having hedge borders.

REAR GARDEN

This exceptionally large rear garden comprises of; Paved entertaining area at the bottom; Step up to the next tier which is predominantly laid to lawn with mature shrubs and planting; Another step up to the final tier with a further good sized lawn with a patio seating area to the side; Mature shrubs and planting surround the rear garden; Fence and stone wall borders;

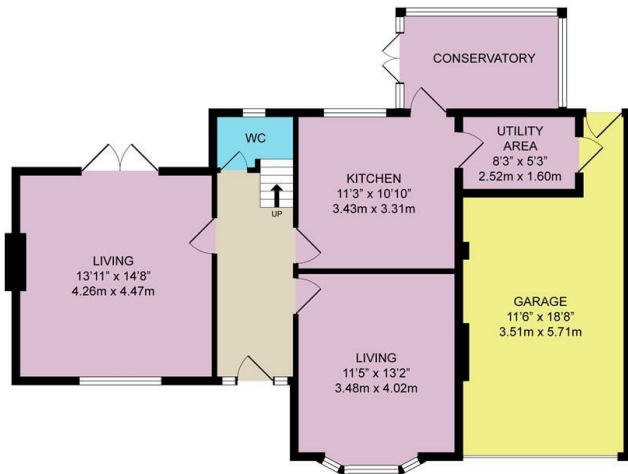
ADDITIONAL INFORMATION

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.





GROUND FLOOR
1016 sq ft (94.4 sqm) approx.



1ST FLOOR
611 sq ft (56.8 sqm) approx.



TOTAL FLOOR AREA: 1627 sq ft (151.2 sqm) approx.



Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	